

## PLAT of SURVEY

Claire Arbogast Revocable Trust  
211 East Grimes Lane  
Bloomington, IN 47401

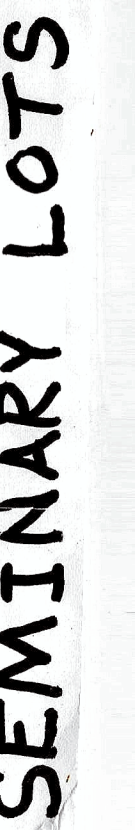
10/9/2024

## LEGAL DESCRIPTION

West half of Lots 15 and 16 of Capital Addition  
to the City of Bloomington, Indiana.

Survey By:  
POTTER ENGINEERING  
P.O. Box 5563  
Bloomington, IN 47407  
Phone (812) 325-8083





THE SECTION LINES AND SECTION MEASUREMENTS ARE COPIED FROM THE FIELD BOOK AND PLAT OF THE ORIGINAL LAND SURVEY BY THE SURVEYOR GENERALS' DEPUTIES IN 1816. THE MEASUREMENTS OF THE LATER SEMINARY SURVEY ARE NOT BASED ON THE ORIGINAL SURVEY, APPARENTLY DUE TO POOR SURVEYING METHODS — FIGURES IN PARENTHESES ARE SEMINARY SURVEY MEASUREMENTS. THE MEASUREMENTS GIVEN ARE MEASUREMENTS ON THE SECTION LINES FROM THE ORIGINAL LAND SURVEY.

THE SURVEYOR STATES THAT THE STREETS AND ALLEYS OF THE CENTRAL PORTION WERE LAID OUT IN THE SOUTH 1/2 OF SECTION 36 TO EACH CORNER OF THE SECTION. THE STREET WAS USED AS A BASE LINE AND STONES WERE SET S.W. 1/4 CORNERS OF THE SEMINARY SQUARE. THE PORTION SET BY THE SURVEYOR IN 1816 WAS NOT BASED ON THE SURVEY OF 1816. THE SURVEY WAS ERRONEOUSLY LAID OUT TO MAGNETIC NORTH, INSTEAD OF TRUE NORTH.

DRAWN: KILLION, OCT 1959



Seminary Lots

Perry

Sections 3, 4, 5 & 6 - TEN-R1W



PLAT IN MAP DRAWER
SEMINARY LOT #72

Seminary Lots

Perry

Seminary is  
Already  
in  
Spreadsheet

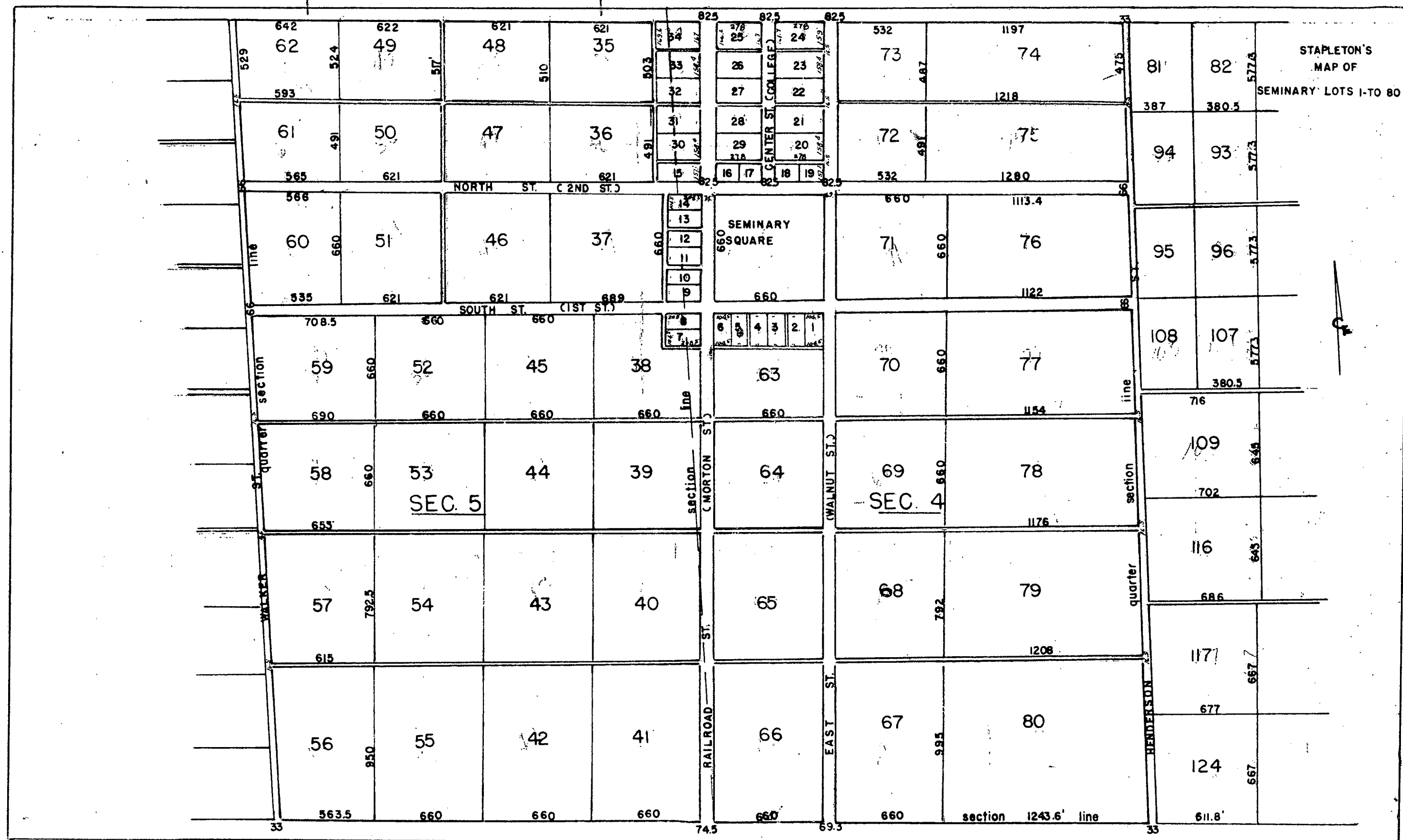
Sections 3, 4, 5 + 6 - T&N-RIW

**Smead**

No. 153C

HASTINGS, MN  
LOS ANGELES-CHICAGO-LOGAN, OH  
MCGREGOR, TX-LOCUST GROVE, GA  
U.S.A.





170	161	168	167	40'
178	177	180	181	40'
186	180	180	180	40'

# RALSTON

105	105	105	105	105	105	125	
187	188	187	176	185	184	183	
105	105	105	105	105	105	105	137
211	212	213	214	215	216	217	143 147
105	105	105	105	105	105	105	



UACAT

151 84	100 149 14	129 130 131	127 126 125 124	104 105 106 107	10
-----------	------------------	-------------------	--------------------------	--------------------------	----

147	132	123	108	99
146	133	122	109	98
145	134	121	110	97
144	135	120	111	96
143	136	119	112	95
142	137	118	113	94
141	138	117	114	93
140 132	139 132	116 132	115 132	92 132

170	164	169	167	91
				90
				89
				88
				87
				86
178	177	180	181	85
				84
				135



104	103	59	58	
105	102	60	57	2
106	101	61	56	3
107	100	62	55	4

ODLIDGE AVE.

108	99	63	54	5
109	98	64	53	6
110	97	65	52	7
111	96	66	51	8
112	95	67	50	9
113	94	68	49	10
114	93	69	48	11
115	92	70	47	12

VACANT FORD AVE

MILTON AVE

STREET

GRAHAM AVE.

180	91	71	46	13
167	90	72	45	14
	89	73	44	15
	88	74	43	16
	87	75	42	17
181	86	76	41	18
	85	77	40	19
180	84	78	39	20

VACANT

ROGERS

BALSTON AVE.

125	152	77	38	21
-----	-----	----	----	----

# GRAHAM AVE.

180	60	91	71	45	13
167	60	90	72	44	14
	60	89	73	44	15
	60	88	74	43	16
	60	87	75	42	17
181	60	86	76	41	18
	60	85	77	40	19
180	60	84	78	39	20
	40	132	132	132	132

# RALSTON AVE.

105	125	152	56	79	38	21
			56	80	37	22
		182	56	81	36	23
184			56	82	35	24
183			56	83	34	25
		152	56	83	33	26
				132	32	27
		316			31	28
		218			30	29
105	105					
216	217	220				

JACKSON		ROOFRS		MADISON		SEVENTH		EIGHTH	
184	185	298	299	800	801	906	907	306	307
282	283	299	300	802	803	307	308	308	309
281	282	298	299	804	805	309	310	310	311
KIRKWOOD		MORTON		SIXTH		COLLEGE		STREET	
146	147	148	149	146	147	148	149	324	325
147	148	149	150	147	148	149	150	326	327
148	149	150	151	148	149	150	151	328	329
149	150	151	152	149	150	151	152	330	331
THIRD		PUBLIC SQUARE		WALNUT		WASHINGTON		LINCOLN	
146	147	148	149	146	147	148	149	146	147
147	148	149	150	147	148	149	150	147	148
148	149	150	151	148	149	150	151	148	149
149	150	151	152	149	150	151	152	149	150
FORTH		ST. AVE		GRANT		DIXON			
146	147	148	149	146	147	148	149		
147	148	149	150	147	148	149	150		
148	149	150	151	148	149	150	151		
149	150	151	152	149	150	151	152		

#412488  
 Ordinance No 165  
 171, 182, 183, 184, 185  
 Nov 22 1908  
 P. 1-94  
 Vol 16 City Rec

P. S. The late names given to the Streets in the above plat (written with red ink) are not to be found in the Original Plat, from which the above is copied.

W. H. Jones, R. M. C.

Explanation of the foregoing plat copied from Deed Book "A" page 55.

W. H. Jones, R. M. C.

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 are one chain fifty-eight and three-tenths links in front, and three chains and sixteen links back.

Lots Nos. 16, 17, 18 and 19 are two chains and ten links and five tenths in front and two chains and thirty-nine links back. Lot No. 15 is 2 chains 39 links broad and 4 chains and 18 links long.

Lots Nos. 20, 21, 22, 23, 26, 27, 28 and 29 are two chains and forty links broad and four chains 21 links long. Lots Nos. 30, 31, 32 and 33 are two chains forty links broad and 4 chains 18 links long. The balance as marked in the plat thereof. North and South Streets are one chain wide.

East, Center, and West Streets from Bloomington to the North side of the Seminary Square, are one chain 25 links wide. East Street thence Southward one chain 5 links wide. West Street from the North side of the Seminary Square southward one chain thirteen links wide. The alleys are all 25 links wide. And are in number as represented on the plat. One circumscribing the same. The Streets and alleys run parallel and at right angles, to each other. Two stones planted, one at the North West and the other at the south west corners of the Seminary Square.

The measurement given in four poles, chains and links. The large figures near the center of the lots in the plat represent the number of the lot.

A true plat by,

James Borland, Surveyor  
Bloomington, November 7th, 1820.

STATE OF INDIANA,

MONROE COUNTY,

This day personally came James Borland, Surveyor before me, William Hardin, a Justice of the Peace in and for the County aforesaid and made oath that the above was a correct plat of the lots surveyed by him comprising the land located by the Trustees of the State Seminary for the site thereof.

Given under my hand and seal this 8th day of November, 1820.

William Hardin, J. P. (Seal)

11 1/2  
4/2 1/2  
\* 7.000  
5.6' 1 1/2 3 1/2  
1/2 1/2 1/2

The Original Plat of the Town of Bloomington is copied from Deed Record "A" page 5, and is also recorded in Plat Book 1 page 4, in the recorder's office of Monroe County, State of Indiana.

EXPLANATION COPIED FROM DEED BOOK "A" PAGE 4.

State of Indiana,  
Monroe County,

I, Benjamin Parks, Agent of said County do certify that the Town of Bloomington, was surveyed in the following form, to wit:

All the lots in the Town are four poles by eight. All the streets are 82 1/2 feet wide. Alleys 12 feet. The Public Square is 276 feet square.

All the said lots are laid off at right angles, and the whole is run parallel with the Section lines.

Dated this the 22nd day of June, 1818.

Benjamin Parks, Agent

State of Indiana,  
Monroe County,

This day came Jonathan Nichols before me Lewis Noel one of the Associate Judges for the said County, and made oath that this is a true plan of the Town of Bloomington.

Sworn and subscribed to the 22nd day of June, 1818.

Lewis Noel

Jonathan Nichols.

Recorded in Plat Book #1 page 4

Recorder's office of Monroe County, State of Indiana.

#107698 Vacation of Alley  
 Map Bk 208 pg. 335  
 6-13-91 Pat Haley, R.R.

802 62 A.C.L. 12.7.2884	49 7.83 A.C.L. 7.3.9626	48 7.33 A.C.L. 9.4.1098	35 7.62 A.C.L. 8.1.1741	31 32 33 34	26 27 28 29	23 22 21 20	73 18.12 A.C.L. 13.5.8052	74 18.46 A.C.L. 13.5.7964	75 18.80 A.C.L. 13.8.6072	76 17.06 A.C.L. 16.9.1070	77 17.48 A.C.L. 17.2.4000	78 17.81 A.C.L. 17.6.4000	79 18.25 A.C.L. 21.6.2600	80 18.84 A.C.L. 27.8.4708	81 19.14 A.C.L. 31.1.1491
61 7.44 A.C.L. 8.5.2484	50 7.41 A.C.L. 9.4.1000	47 7.41 A.C.L. 9.4.1000	36 7.41 A.C.L. 9.4.1000	31 30 29 28	26 25 24 23	21 20 19 18	72 18.06 A.C.L. 13.8.2664	71 18.06 A.C.L. 13.8.2664	70 18.06 A.C.L. 13.8.2664	69 18.06 A.C.L. 13.8.2664	68 18.06 A.C.L. 13.8.2664	67 18.06 A.C.L. 13.8.2664	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664
59 10.47 A.C.L. 10.6.4000	52 10.00 A.C.L. 10.0.00	45 10.00 A.C.L. 10.0.00	38 8.80 A.C.L. 8.8.5019	34 33 32 31	29 28 27 26	24 23 22 21	70 18.06 A.C.L. 13.8.2664	69 18.06 A.C.L. 13.8.2664	68 18.06 A.C.L. 13.8.2664	67 18.06 A.C.L. 13.8.2664	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664	63 18.06 A.C.L. 13.8.2664	62 18.06 A.C.L. 13.8.2664
58 9.91 A.C.L. 10.0.00	53 10.00 A.C.L. 10.0.00	44 10.00 A.C.L. 10.0.00	39 10.00 A.C.L. 10.0.00	34 33 32 31	29 28 27 26	24 23 22 21	69 18.06 A.C.L. 13.8.2664	68 18.06 A.C.L. 13.8.2664	67 18.06 A.C.L. 13.8.2664	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664	63 18.06 A.C.L. 13.8.2664	62 18.06 A.C.L. 13.8.2664	61 18.06 A.C.L. 13.8.2664
57 9.92 A.C.L. 11.5.4400	54 12.00 A.C.L. 12.0.00	43 12.00 A.C.L. 12.0.00	40 12.00 A.C.L. 12.0.00	34 33 32 31	29 28 27 26	24 23 22 21	68 18.06 A.C.L. 13.8.2664	67 18.06 A.C.L. 13.8.2664	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664	63 18.06 A.C.L. 13.8.2664	62 18.06 A.C.L. 13.8.2664	61 18.06 A.C.L. 13.8.2664	60 18.06 A.C.L. 13.8.2664
56 12.7.2884 A.C.L. 12.7.2884	55 14.5.2000 A.C.L. 14.5.2000	42 14.7.9400 A.C.L. 14.7.9400	41 15.0.4000 A.C.L. 15.0.4000	34 33 32 31	29 28 27 26	24 23 22 21	67 18.06 A.C.L. 13.8.2664	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664	63 18.06 A.C.L. 13.8.2664	62 18.06 A.C.L. 13.8.2664	61 18.06 A.C.L. 13.8.2664	60 18.06 A.C.L. 13.8.2664	59 18.06 A.C.L. 13.8.2664
53 8.53 A.C.L. 12.7.2884	52 10.00 A.C.L. 10.0.00	45 10.00 A.C.L. 10.0.00	38 8.80 A.C.L. 8.8.5019	34 33 32 31	29 28 27 26	24 23 22 21	66 18.06 A.C.L. 13.8.2664	65 18.06 A.C.L. 13.8.2664	64 18.06 A.C.L. 13.8.2664	63 18.06 A.C.L. 13.8.2664	62 18.06 A.C.L. 13.8.2664	61 18.06 A.C.L. 13.8.2664	60 18.06 A.C.L. 13.8.2664	59 18.06 A.C.L. 13.8.2664	58 18.06 A.C.L. 13.8.2664

Deed Book A Page 55  
 Seminary Lots



# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## BUD MARKHAM-ALLEN STREET TRACTS

### Tract 2 (Revised)

A part of Seminary Outlot 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 264.00 feet South and 404.99 feet West of the Northeast corner of said Seminary Outlot 64, thence  $S00^{\circ}20'E$  for a distance of 396.00 feet to the North line of Allen Street, thence West over and along the North line of said Allen Street for a distance of 121.55 feet, thence  $N00^{\circ}20'W$  for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence  $N00^{\circ}20'W$  for a distance of 198.00 feet, thence West for a distance of 16.50 feet, thence  $N00^{\circ}20'W$  for a distance of 66.00 feet, thence East for a distance of 105.05 feet to the point of beginning. Containing 0.93 acre, more or less.

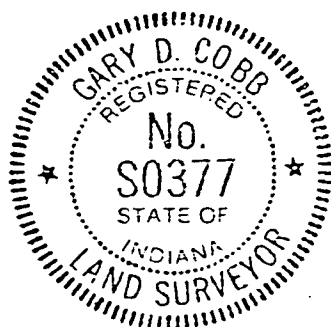
### Tract 4

A part of Seminary Outlot 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 264.00 feet South and 404.99 feet West of the Northeast corner of said Seminary Outlot 64, thence East for a distance of 127.95 feet, thence  $S00^{\circ}20'E$  for a distance of 263.90 feet, thence West for a distance of 52.45 feet, thence  $S00^{\circ}20'E$  for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of said Allen Street for a distance of 75.50 feet, thence  $N00^{\circ}20'W$  for a distance of 396.00 feet to the point of beginning. Containing 1.00 acre, more or less.

Plat and descriptions prepared from  
a survey conducted under the supervision  
of:

*Gary D. Cobb*

Gary D. Cobb  
Registered Land Surveyor  
Indiana Registry #S0377  
August 11, 1980

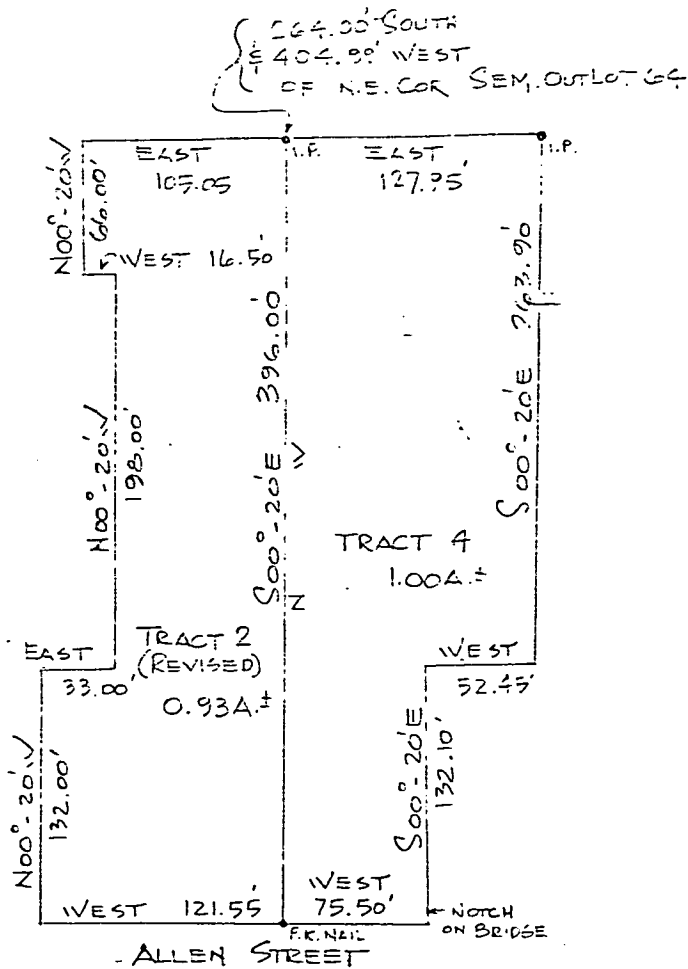


Bud Markham Property - P. 10-14-80  
Revised Tract 2

# BLOOMINGTON ENGINEERING COMPANY

10-14-80

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



FILED

OCT 14 1980

John W. Davis  
Auditor Monroe County, Indiana

SURVEY PLAT  
PART OF SEMINARY OUTLOT 64  
BLOOMINGTON, MONROE  
COUNTY, INDIANA  
AUGUST 11, 1980



Gary D. Cobb

# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603

Gerry City Sec 3 Sem Pt 107134



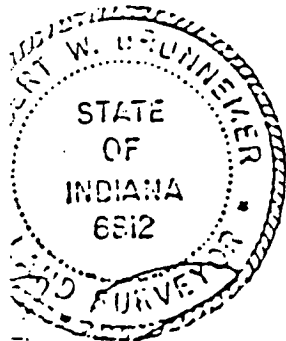
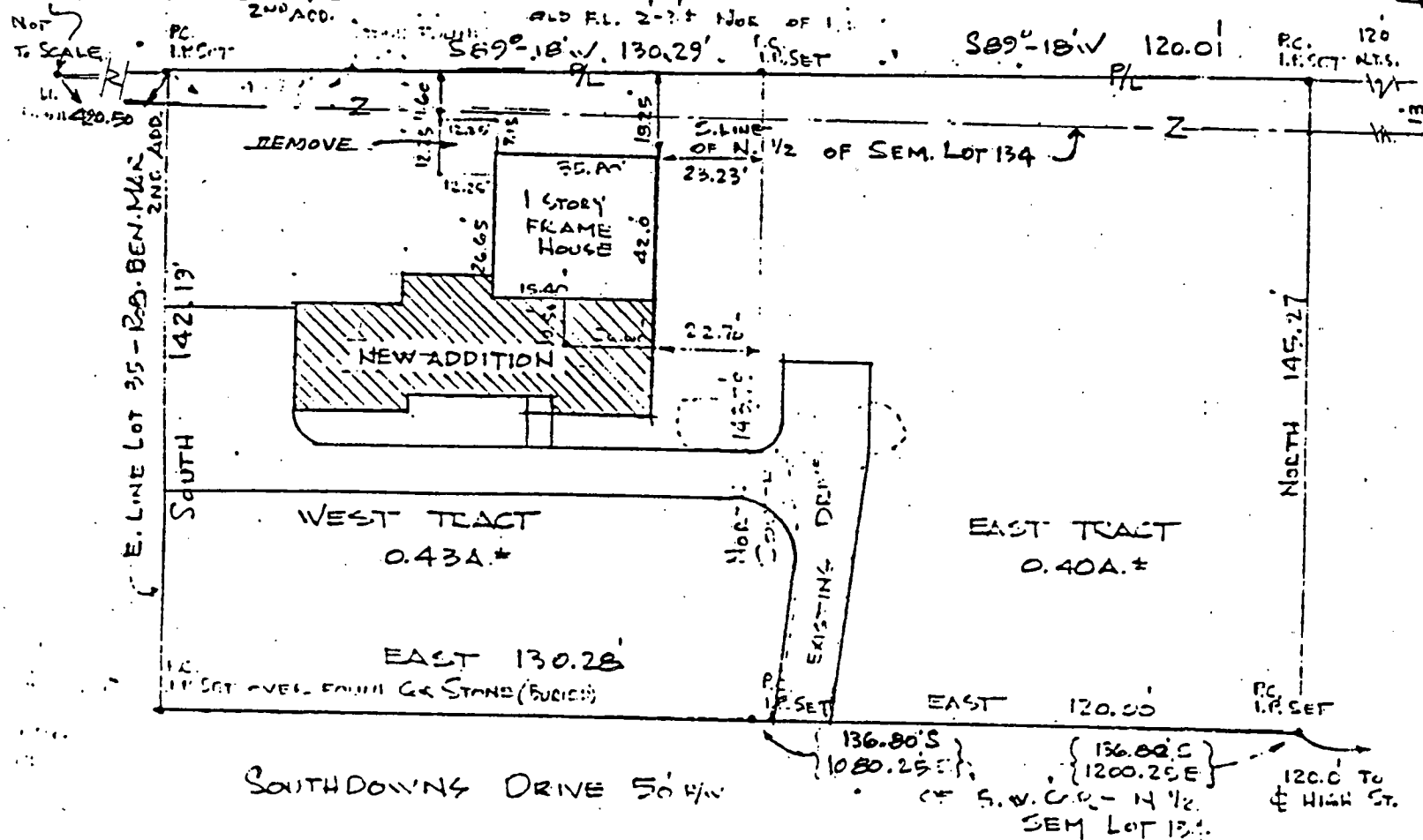
ORIGINAL PLAT GIVEN TO D. GROSSMAN  
VIA DON DEKORER, REALTOR

## NOTE:

TRACTS SHOWN BELOW INCLUDE PART OF "WEDGE" OF GROUND OWNED BY ROBERT L. SIEBERTHAL ETAL. IN THE N 1/2 OF SEM. LOT 134. THIS WEDGE IS 13' NORTH-SOUTH AT E HIGH ST. AND 0.0' N-S AT A DISTANCE OF 790.78' WEST OF E HIGH ST.

SCALE: 1" = 40'

ZEROES AT 20.5' WEST OF  
N.W. COR. ROB-BEN-MAR  
2ND ADD.



SURVEY PLAT  
PART OF SEMINARY LOT 134  
BLOOMINGTON, MONROE COUNTY,  
INDIANA  
MARCH 7, 1979

**FILED**  
JUN 2 1981

Auditor Monroe County, Indiana

# BLOOMINGTON ENGINEERING COMPANY

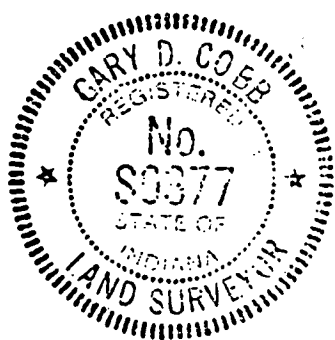
ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## STIER PARK - LOT 5 REVISED DESCRIPTION

A part of Seminary Lot Number 135 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 640.50 feet North and 25.00 feet West of the Southeast corner of said Seminary Lot Number 135, said point being the Southeast corner of Lot 39 in South High Addition to the City of Bloomington, Indiana, said point also being on the West right of way of South High Street, thence South over and along said West right of way for a distance of 203.00 feet, thence  $S71^{\circ}-08'W$  for a distance of 187.71 feet to a roadway right of way, thence Northwesterly over and along said right of way over a curve to the left having a radius of 146.40 feet and a deflection angle of  $82^{\circ}-17'$  for a distance of 110.08 feet to the Southeast corner of land described in a deed to Harold Wright from Jerry Gates and recorded in Deed Record 243 at page 65 in the office of the Recorder of Monroe County, thence  $N24^{\circ}-50'-50''E$  for a distance of 207.83 feet (record bearing and distance for the last described course being  $S25^{\circ}-10'-48''W$ , 205.52 feet) to the South line of South High Addition, thence  $S89^{\circ}-12'E$  over and along the South line of said South High Addition for a distance of 164.68 feet to the point of beginning. Containing 1.14 acres, more or less.

Flat and description prepared from a survey conducted under the supervision of:



A handwritten signature in cursive script that reads "Gary D. Cobb".

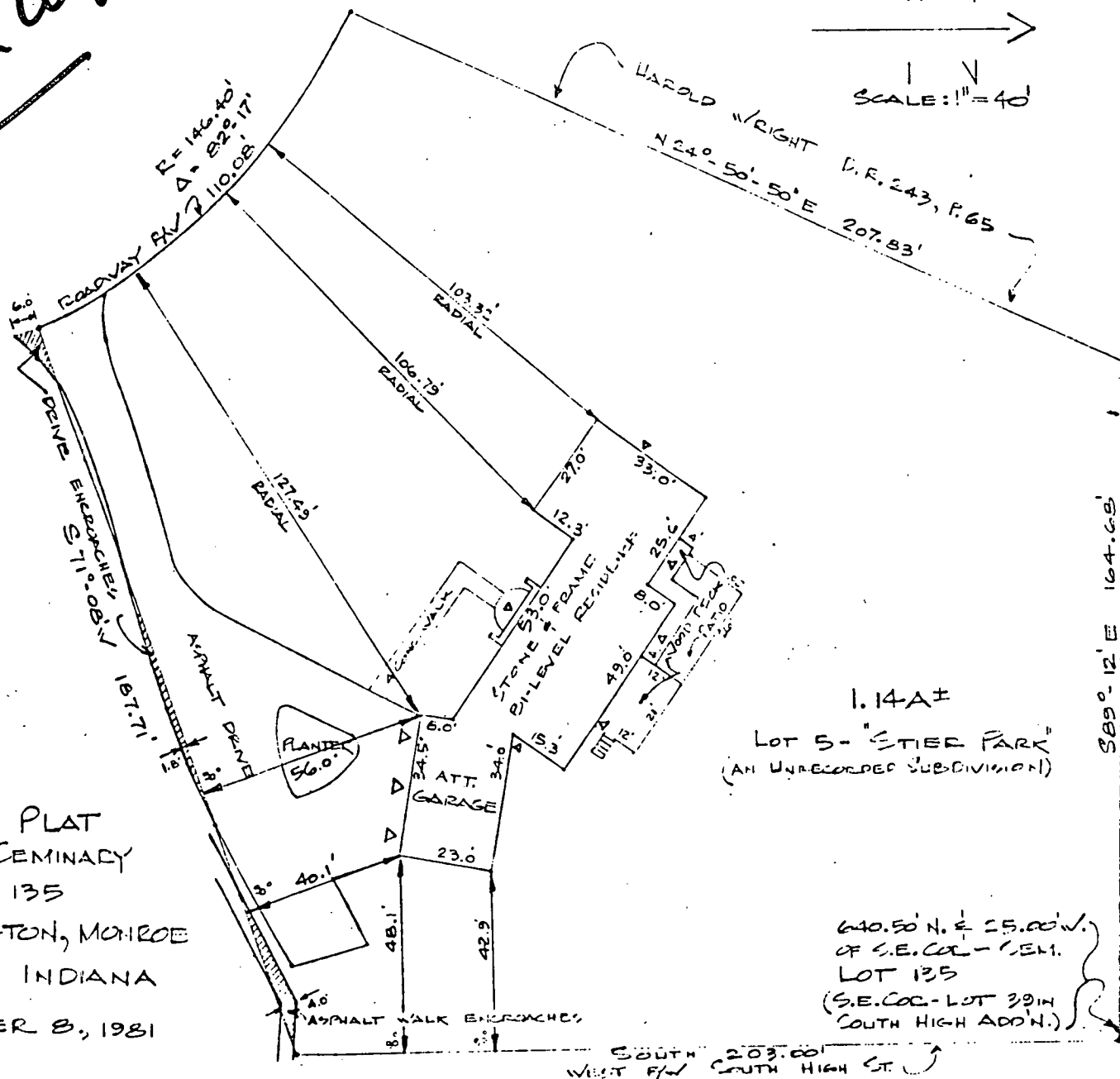
Gary D. Cobb  
Registered Land Surveyor  
Indiana Registry #S0377  
December 8, 1981

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



$\overline{N} \quad |$   
 $\longrightarrow$   
 $| \quad \overline{N}$   
 SCALE:  $1'' = 40'$

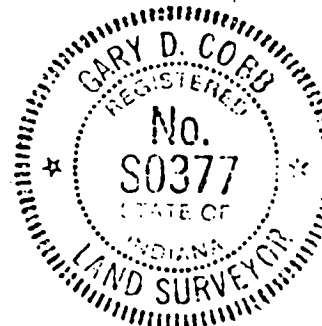


LOCATION PLAT  
PART OF SEMINARY  
LOT 135  
BLOOMINGTON, MONROE  
COUNTY, INDIANA  
DECEMBER 8, 1981

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON. I FURTHER CERTIFY THAT THE NORTH BOUNDARY OF THE PROPERTY IS CONTIGUOUS WITH THE SOUTH BOUNDARY OF SOUTH HIGH ADDITION AND THAT THERE ARE NO OVERLAPS ALONG THIS LINE.

CERTIFIED:

GARY D. COOK  
REGISTERED LAND SURVEYOR  
INDIANA REGISTRY #C0377



RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

*Perry City*

July 30, 1975

*Mr. Donald, George & Monnie*

LEGAL DESCRIPTION:

OWNER: Ralph Killion

A part of Seminary Lot Number Thirty Eight (38) in the City of Bloomington, Indiana, described as follows: Beginning at a point that is 215.58 feet South of the Northwest corner of said Seminary Lot 38 and on the East right-of-way line of Rogers Street; thence North along the East right-of-way line of Rogers Street for 52.14 feet; thence East for 162.81 feet; thence South 52.14 feet; thence West for 162.81 feet and to the point of beginning. Containing in all 0.194 Acres, more or less.

*Ray Graham*  
RAY GRAHAM,

FILED  
NOV 17 1975

*John W. Davis*  
Auditor Monroe County, Indiana

103.144

803392

BOOK 4 PAGE 455

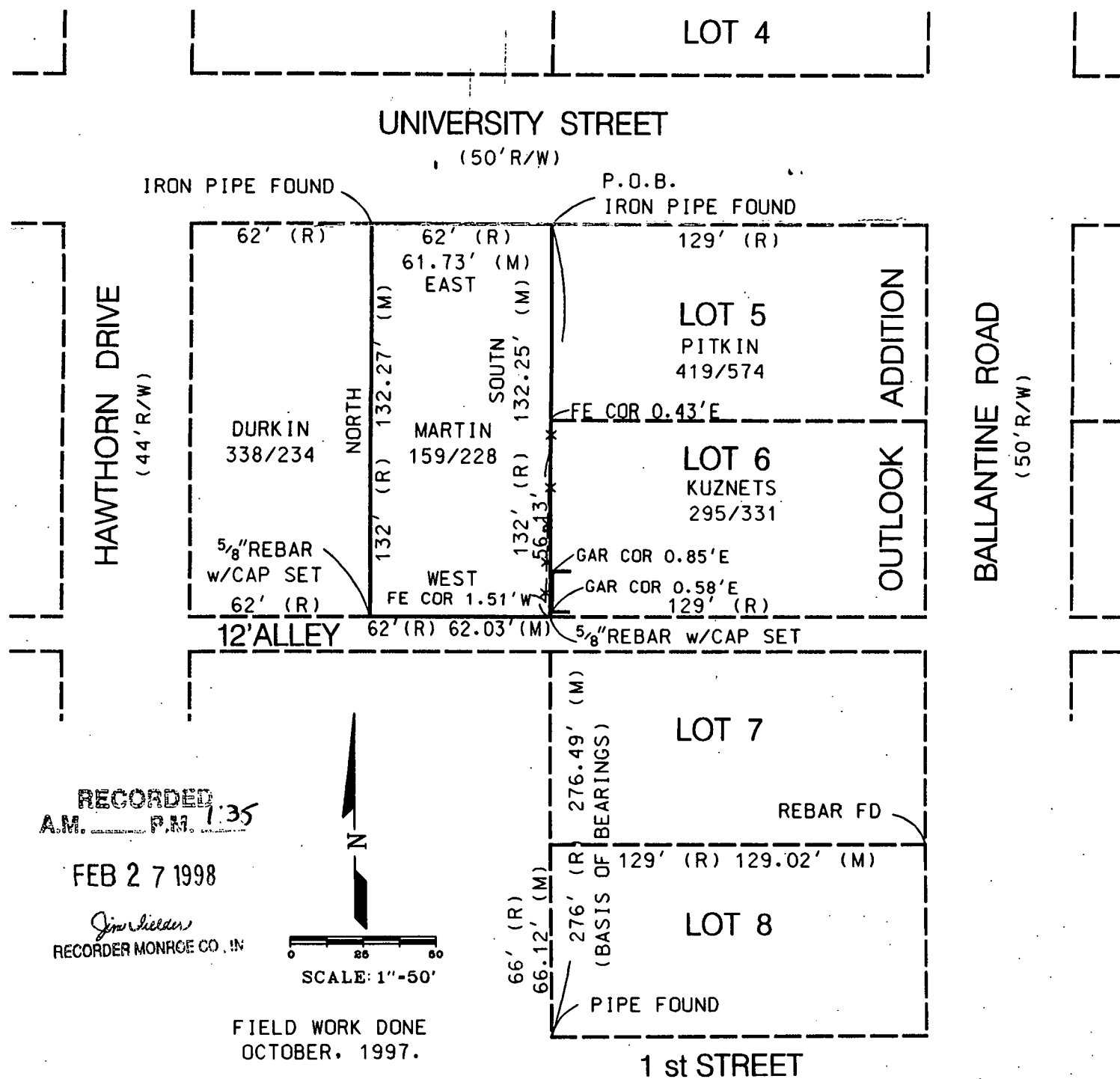
# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BENE BLED SOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.

359 Landmark Avenue  
Bloomington, IN 47404  
(812) 336-8277  
(812) 384-1114  
FAX: (812) 336-0817

PART OF SEMINARY LOT 100  
CITY OF BLOOMINGTON, IND  
JOB #2248



SHEET 1 OF 3

OWNER:  
Hugh H. Martin and  
Susan S. Martin  
Deed Record 159, pg. 228





# Bledsoe Tapp & Riggert, Inc.

*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.

## DESCRIPTION

Job #3960

A part of Seminary Lot No. 58 in Township 8 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Southwest corner of said Seminary Lot No. 58, thence North 03 degrees 02 minutes West for 100 feet; thence East 100 feet; thence South 03 degrees 02 minutes East 100 feet; thence West 100 feet and to the place of beginning, containing 0.23 acre, more or less; and,

ALSO, a part of Seminary Lot No. 58 in Township 8 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is 100 feet East of the Southwest corner of said Seminary Lot No. 58; thence North 03 degrees 02 minutes West 100 feet; thence West 100 feet; thence North 03 degrees 02 minutes West 100 feet; thence East 150 feet; thence South 03 degrees 02 minutes East 200 feet; thence West 50 feet and to the place of beginning, containing 0.46 acres, more or less.


This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 18th day of June, 2002.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



S:\DPLUS\DATA\00003960\Admin\description.wpd

# **Bledsoe Tapp & Riggert, Inc.**

*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.

## **REPORT OF SURVEY** **Job #3960**

In accordance with **Title 865, 1-12-1 through 1-12-29** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

**The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.**

This survey was performed at the request of Dave Landis to set the corners on the property contained in Deed Record 433, Page 150 in the Office of the Recorder of Monroe County, Indiana.

### **MONUMENTS FOUND:**

1. Railroad spike Southeast corner Seminary Lot 164, also being the Southeast corner Westpointe Subdivision, Phase I.
2. SQA cap as shown on the survey dated October 11, 1991 by SQA Job #1686.
3. Also found, recorded survey by Doug Curry May 8, 1989 given bearings & showing monuments set. Curry monuments were not found.

### **ESTABLISHMENT OF LINES AND CORNERS:**

1. Held the railroad spike found as good. Set the South line of Seminary Lot 50 from the railroad spike to a point 14.50 feet South of SQA cap per survey.
2. Set subject Southeast & Southwest corners at record distance along South line as previously established.
3. Set the Northeast & Northwest corners at the bearing shown on the Curry Survey and at record distance. The bearing varied 00 degrees 01 minutes 19 seconds from record which makes a variance of 0.07 feet for the corners. This is within the tolerance of the survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.1 feet in all directions.

Due to *discrepancies* in the record description; the bearing as discussed in item 3 above. No new description was prepared for this survey.

Due to *inconsistencies* on lines of occupation; gravel drives as shown.

S:\DPLUS\DATA\00003960\Admin\Class A Report.wpd

FIRST STREET

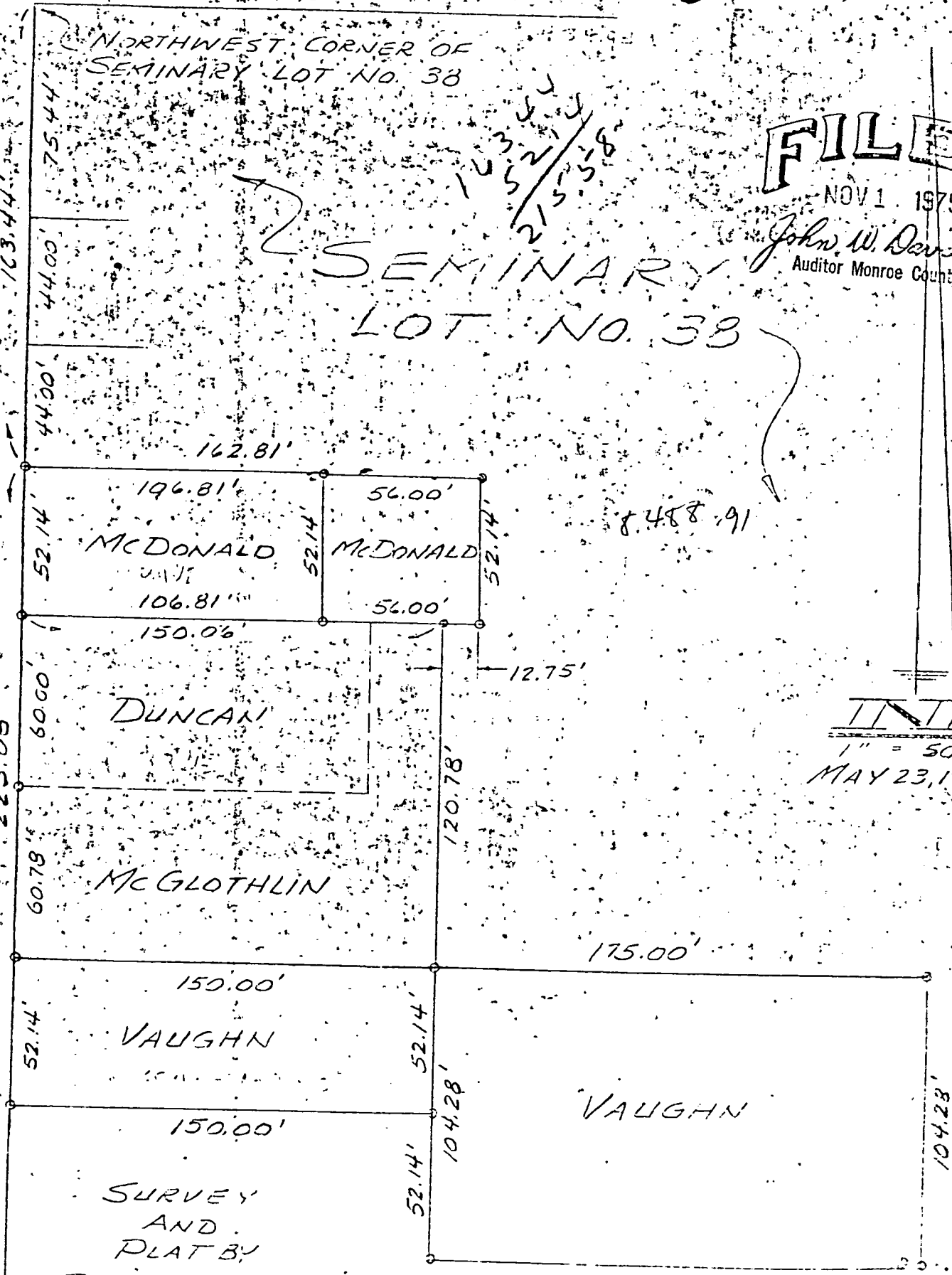
NORTHWEST CORNER OF  
SEMINARY LOT NO. 38

FILED  
NOV 1 1975

John W. Davis  
Auditor Monroe County, Indiana

SEMINARY  
LOT NO. 38

ROGERS STREET



SURVEY  
AND  
PLAT BY

RAYMOND GRAHAM  
INDIANA PPE #3409  
5215 N SMITH PIKE  
BLOOMINGTON, INDIANA

Bk 2 pg 484

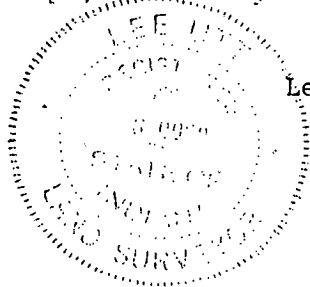


CHAS. & LILA  
HIGGINS

SCALE 1" = 30'

LUDWIG - BROWN

Lee Utt, R. L. S. # S0089, Indiana  
1604 South Henderson St.  
Bloomington, Indiana 47401



LEE UTT  
REGISTERED LAND SURVEYOR No. S0089, INDIANA  
PHONE 332-6366  
1604 S. HENDERSON STREET  
BLOOMINGTON, INDIANA 47401

BK2 pg 482

318885

Legal description: Tract " A "

Donald A. Peter  
Ludwig to Brown

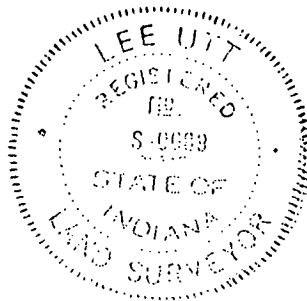
A part of Seminary Lot 134 in the City of Bloomington, Indiana, bounded and described as follows: Beginning at the Southeast corner of Lot 8 in Greenwood Manors Addition as shown by the recorded plat and filed in Plat Cabinet B, envelope 60, in the office of the Recorder of Monroe County, Indiana; thence from said point of beginning and running North 88 degrees 33 minutes 27 seconds East (assumed bearing) for 66.50 feet and to a found stone; thence parallel with the East line of said Greenwood Manors Addition and running North for 136.66 and to a set 1/2 inch iron pin; thence North 88 degrees 21 minutes 44 seconds West for 66.51 feet and to a point on the East line of said Greenwood Manor Addition that is 46.54 feet South of the Northeast corner of Lot 9 in Greenwood Manors Addition; thence with the East line of Greenwood Manors Addition and running South for 140.24 feet and to the point of beginning. Containing 0.21 acres, more or less.

RECORDED  
A.M. — P.M. 1:21

OCT 27 1993

*Eric Haley*  
RECORDER MONROE CO., IN

*Lee Utt*  
Lee Utt, R. L. S. # S0089, Indiana  
August 16, 1993.



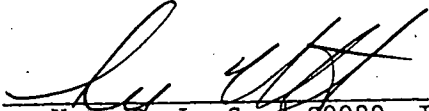
**LEE UTT**  
REGISTERED LAND SURVEYOR No. S0089, INDIANA  
PHONE 332-6366  
1604 S. HENDERSON STREET  
BLOOMINGTON, INDIANA 47401

BK 2 pg 483

Legal description: Tract "B"

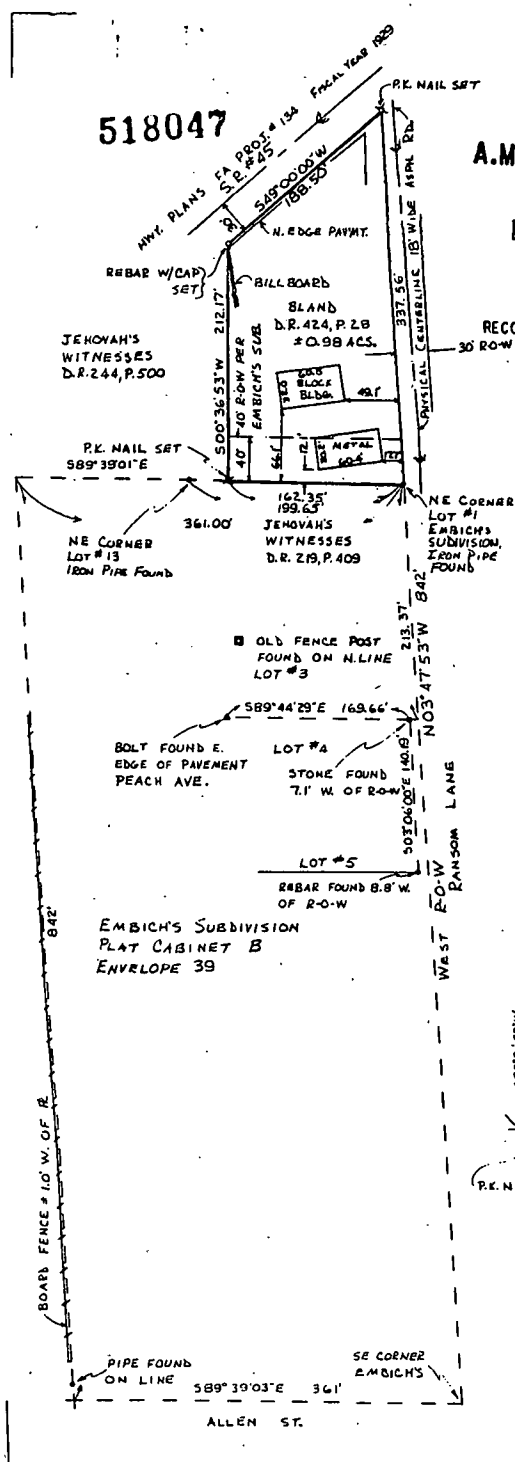
Brown to Ludwig

A part of Lot 9 in Greenwood Manors Addition to the City of Bloomington, Indiana, as shown by recorded plat and filed in Plat Cabinet " B ", envelope 60, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at the Northeast corner of Lot 9 in Greenwood Manors Addition; thence from said point of beginning and with the East line of Greenwood Manors Addition and running South ( assumed bearing) for 46.54 feet; thence North 88 degrees 21 minutes 44 seconds West for 112.03 feet and to a set 1/2 inch iron pin on the East line of Greenwood Avenue; thence with the East line of Greenwood Avenue and running North 00 degrees 11 minutes 17 seconds West for 40.51 feet and to the Northwest corner of said Lot 9 in Greenwood Manors Addition; thence with the North line of Lot 9 and running North 88 degrees 33 minutes 27 seconds East for 112.15 feet and to the point of beginning.

  
Lee Utt, R. L. S. # 30089, Indiana  
August 16, 1993



15



RECORDED  
A.M. 9:18 P.M.

DEC 08 1995 SCALE: 1"=60'

BOOK 3 PAGE 563

Legal Survey Record  
Book No. 4, P. 16  
County Surveyor's Office

Curry Land Surveying  
Douglas R. Curry  
Registered Land Surveyor  
RECORDER, MONROE CO., IN  
423 N. College Ave  
(317) 333-0007  
Bloomington, IN 47404

LEGAL DESCRIPTION  
Job #062893  
Owner: Russell H. Bland  
Source: D.R. 424, P. 28

A part of Boundary Lot Number 186 and Boundary Lot Number 187, the same being in the Southeast quarter of the Northeast quarter of Section 8, Township 8 North, Range 1 East, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at an iron pipe found marking the northeast corner of Lot Number One, Embich's Subdivision as recorded in Plat Cabinet B, Envelope 39, Office of the Recorder; Thence on the west right-of-way of Ranson Lane North 01 degree 17 minutes 55 seconds West (assumed bearing) 337.16 feet to south right-of-way of State Highway Number 45; Thence on said south right-of-way South 47 degree 00 minutes 00 seconds West 188.10 feet; Thence leaving said south right-of-way South 00 degree 34 minutes 33 seconds West 212.17 feet to the north line of said Lot Number One; Thence on said north line South 49 degrees 39 minutes 01 second East 162.35 feet to the point of beginning. Containing 0.98 acres, more or less.

Subject to all easements and rights-of-way.

Evidence of easements have not been located in the field and are not shown on the survey drawing.

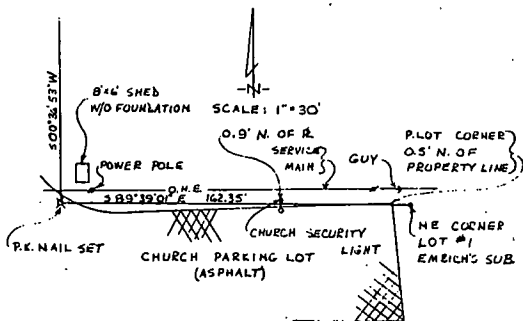
This certification does not take into consideration additional facts or accurate and correct title search and/or examination might disclose.

Subject to the above reservation, I hereby certify that the survey work performed on the project above herein was performed by me or under my direct supervision and control, and that all information is true and correct to the best of my knowledge and belief.

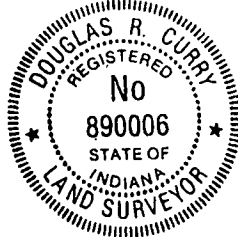
Certified this 29th day of June, 1995.

Douglas R. Curry  
Douglas R. Curry (Indiana L.S. #890006)

According to FIRM, Community-Peak Number: 180169 0023 C, Map Revised: June 17, 1991, shows project is not in a Flood Hazard Area. Source: FEMA



DETAIL: NORTH LINE OF LOT #1



## CURRY LAND SURVEYING

Douglas R. Curry  
Registered Land Surveyor

BOOK 3 PAGE 564

621 N. College Ave.

(812) 332-9037

Bloomington, IN 47404

## LEGAL DESCRIPTION

Job #062895

Owner: Russell M. Bland

Source: D.R. 424, P. 28

A part of Seminary Lot Number 186 and Seminary Lot Number 187, the same being in the Southeast quarter of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at an iron pipe found marking the northeast corner of Lot Number One, Embich's Subdivision as recorded in Plat Cabinet B, Envelope 10, Office of the Recorder; Thence on the west right-of-way of Ransom Lane North 03 degrees 47 minutes 53 seconds West (assumed bearing) 337.56 feet to south right-of-way of State Highway Number 45; Thence on said south right-of-way South 49 degrees 00 minutes 00 seconds West 188.50 feet; Thence leaving said south right-of-way South 00 degrees 36 minutes 53 seconds West 212.17 feet to the north line of said Lot Number One; Thence on said north line South 89 degrees 39 minutes 01 second East 162.35 feet to the point of beginning. Containing 0.98 acres, more or less.

Subject to all easements and rights-of-way.

This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information is true and correct to the best of my knowledge and belief.

Certified this 29<sup>th</sup> day of June, 1995.

Douglas R. Curry

Douglas R. Curry (Indiana L.S. #890006)





CURRY LAND SURVEYING

BOOK 3 PAGE 565

Douglas R. Curry  
Registered Land Surveyor

621 N. College Ave.

(812) 332-9037

Bloomington, IN 47404

Report of Survey  
Job #062895

In accordance with Title 864, Chapter 12 of the IAC, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the final corner positions. These uncertainties can result from any of the following factors:

A. Availability and condition of reference monuments

The following monuments found on this survey were used to establish the subject property corners.

An iron pipe was found and used at the NE corner of Lot #1 of Embich's Subdivision.

An iron pipe was found and used at the NE corner of Lot #13.

An iron pipe was found and used on the west line of Embich's Subdivision near the SW corner of said subdivision.

The above mentioned iron pipes were used to establish the NW and SE corners of Embich's Subdivision.

The SE corner of Embich's and the iron pipe at the NE corner of Lot #1 establish the west right-of-way of Ransom Lane.

The stone, bolt, and rebar found in the area of Lots #4 and #5 exist too far west of the Ransom Lane right-of-way. Their relationship to the right-of-way is shown on the drawing. Their relationship in a north to south direction to the markers found and used on this survey has a relative relationship of +/- 1.3 feet.

B. Ambiguities in record descriptions or plat

The records used to establish the boundary are as follows:

- D.R. 424, P. 28 (Bland)
- D. R. 219, P. 409 (Jehovah's Witnesses)
- D. R. 244, P. 500 (Jehovah's Witnesses)
- Plat Cabinet B, Envelope 39 (Embich's Subdivision)
- Deed Record N, P. 504 (Seminary Lots)
- State Highway Plans as shown on the drawing.

The Seminary Lots Plat and the Embich's Subdivision Plat cause confusion as to what the distance between the north line of Lot #1 and the south line of Bland should be. Is this distance 40 feet as shown on Embich's Subdivision or is the distance 60 feet? The 60 feet is derived from adding the 40 feet on the subdivision plat and the 20 feet from the Seminary Lots Plat.

This survey has produced a legal description that goes between the south right-of-way of S.R. #45, the North line of Lot #1, the west right-of-way of Ransom Lane, and the deed dimensions of 188.50 feet and 162.35 feet as stated in Deed Record 424, Page 28. However, the ownership of the south 40 or 60 feet appears to not have clear title and legal work will be necessary to solve this problem.

C. Inconsistencies in lines of occupation

The NW corner of the asphalt parking lot on the Bland property protrudes over the west boundary line by +/- 2.0 feet.

The NE corner of the church parking lot protrudes over the boundary line by 0.5 feet.

A security light for the church exists 0.9 feet north of the boundary line.

CURRY LAND SURVEYING

BOOK 3 PAGE 566

Douglas R. Curry  
Registered Land Surveyor

621 N. College Ave.

(812) 332-9037

Bloomington, IN 47404

The 8' by 6' shed shown on the drawing belongs to the church.

An overhead electric service main exists in the 40 foot right-of-way area.

A 30.2' by 20.4' metal building exists in the 40 foot right-of-way.

D. Theoretical Uncertainty

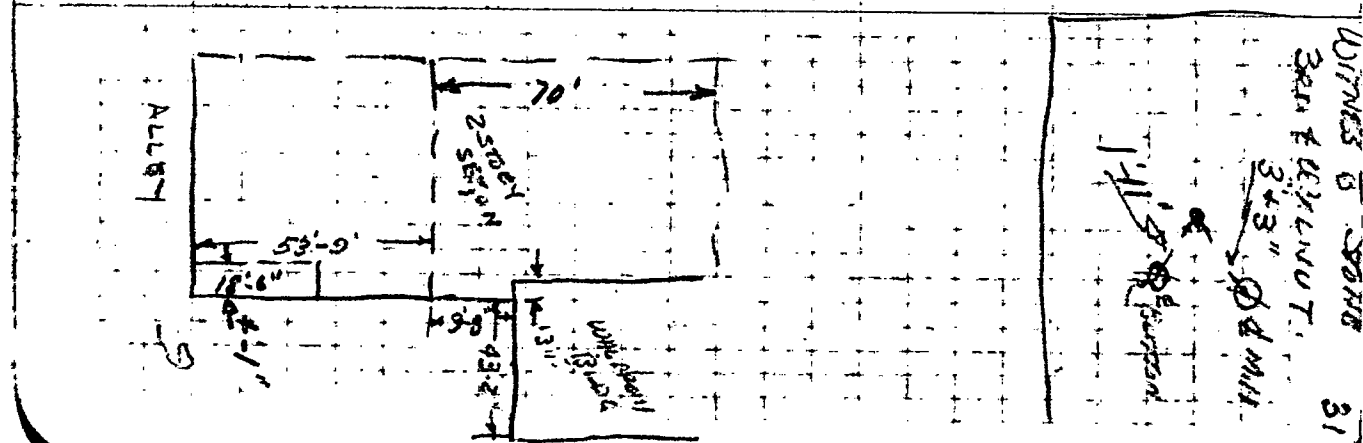
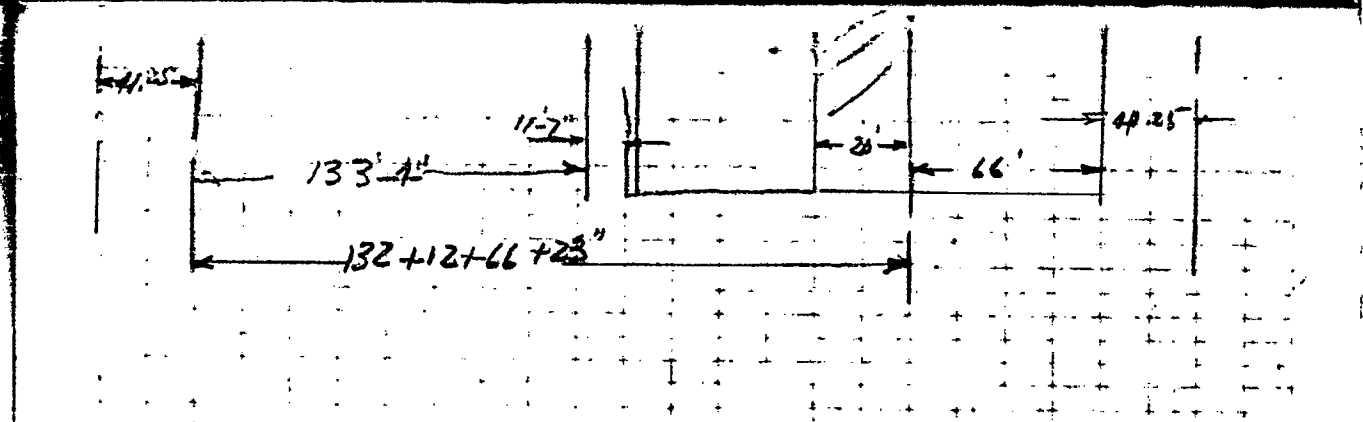
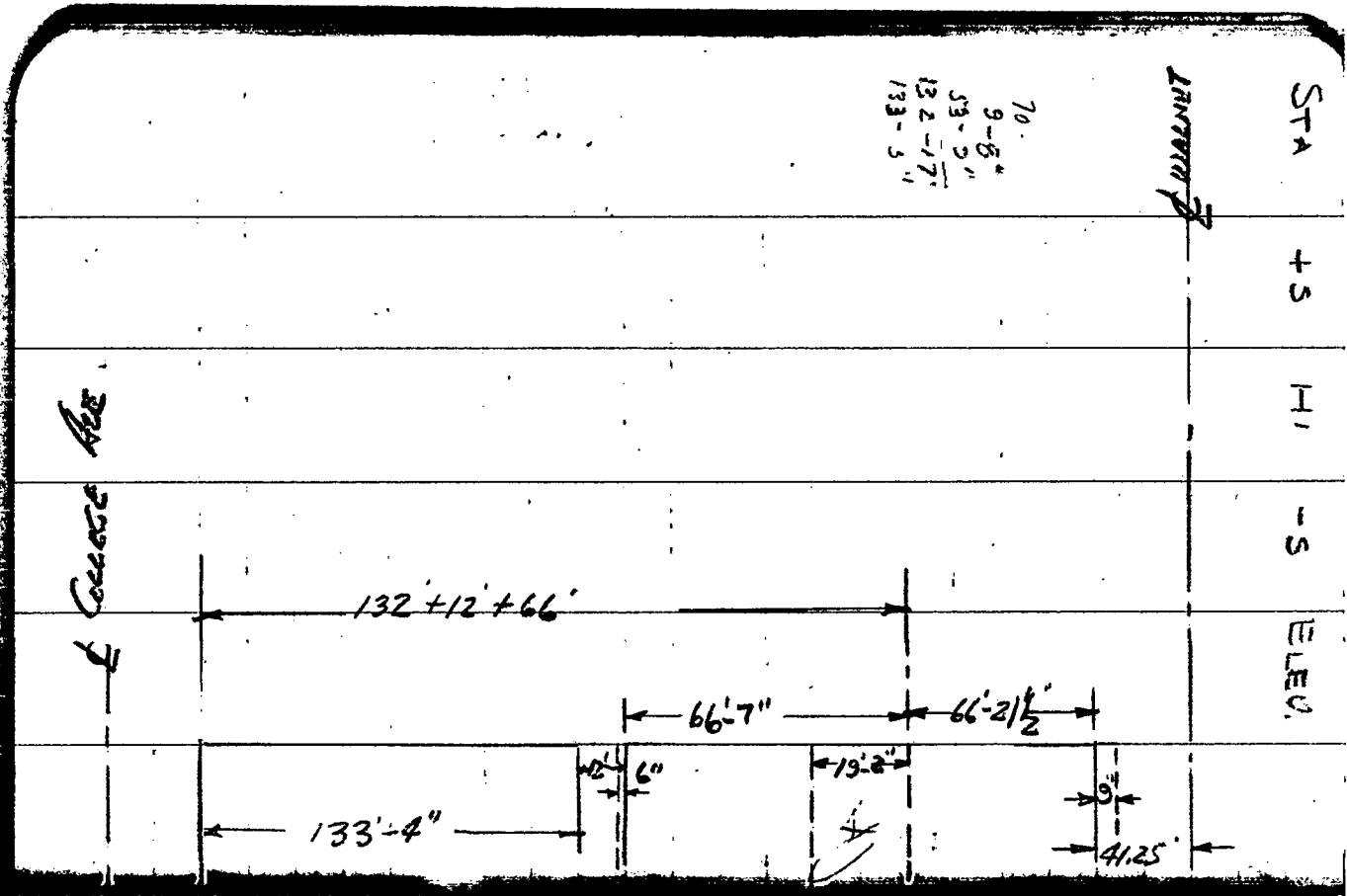
Due to the area covered and the random errors caused by survey instrument precision the theoretical uncertainty of all points in this survey is 0.5 feet. This meets the requirements of a Class "C" survey as defined in the survey standards.

*Douglas R. Curry June 30, 1995 Revised Oct. 18, 1995*

Douglas R. Curry (Indiana L.S. #890006)



# Stapleton Field Book 14



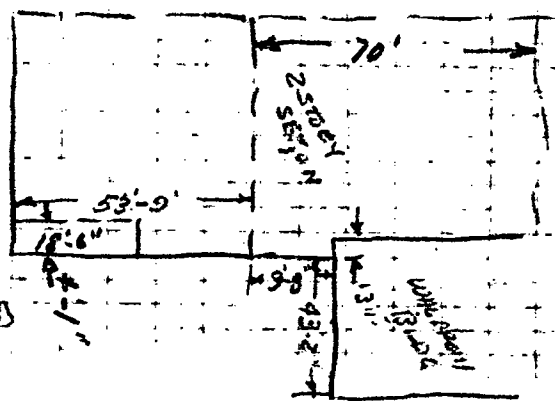
WITNESS TO WORK 31

3rd & 4th AVENUE

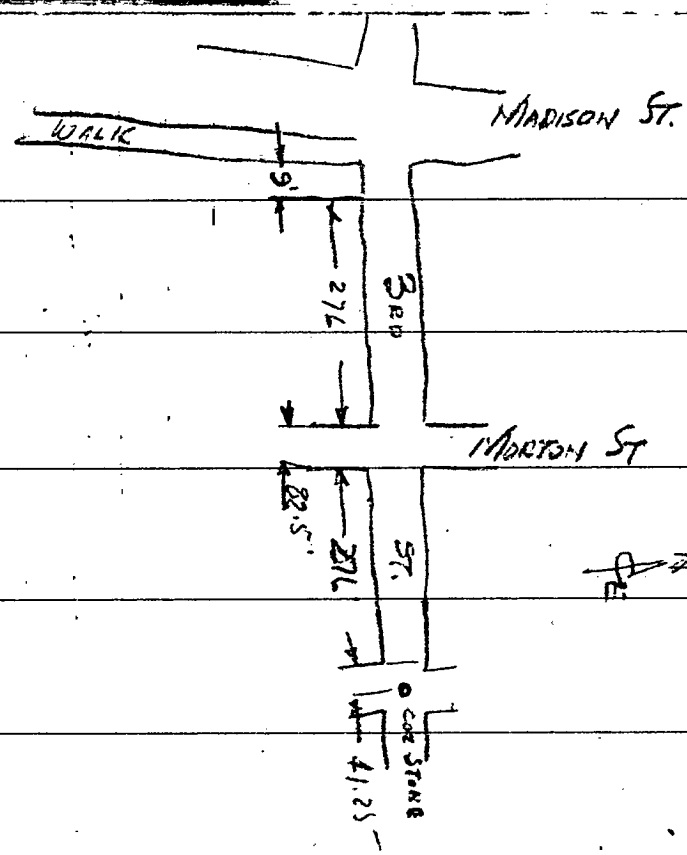
3' x 3" Ø d.m.m.

1" 11' 5" Ø d.m.m.

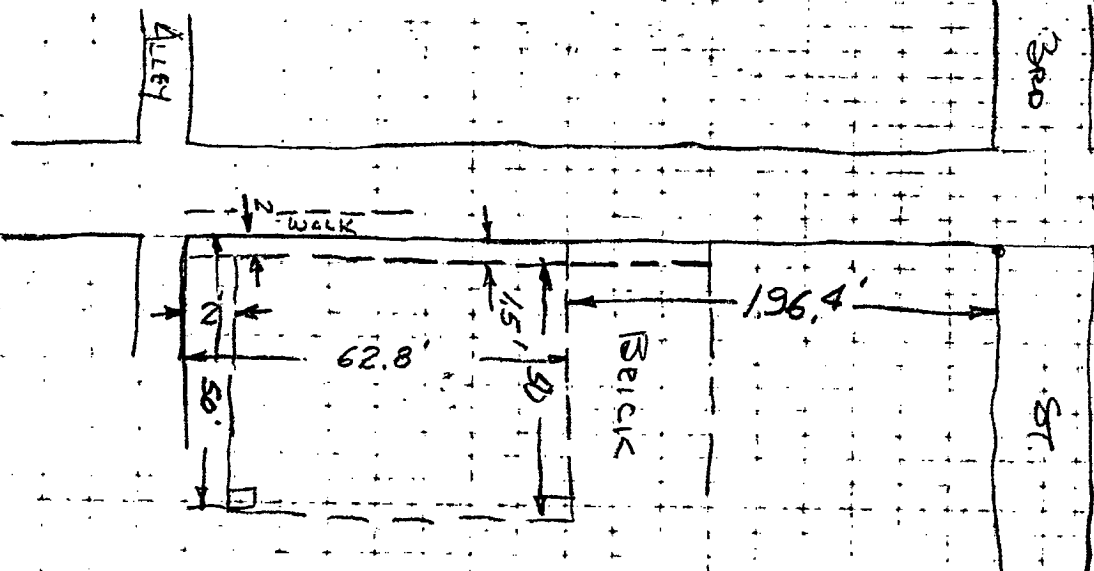
ALLEY



Hi-Speed Re-Cap Co



NE



# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## MARKHAM TRACT #1

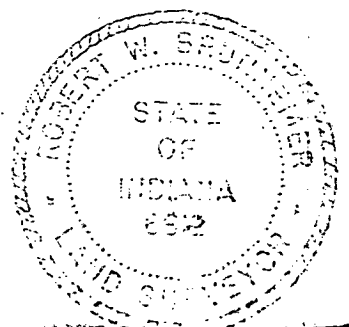
A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence SO-20'E for a distance of 250.50 feet, thence West for a distance of 216.50 feet, thence NO-20'W for a distance of 250.50 feet to the South line of Dodds Street, thence East over and along the South line of Dodds Street for a distance of 216.50 feet to the place of beginning. Containing 1.25 acres, more or less.

## MARKHAM TRACT #2

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence SO-20'E for a distance of 250.50 feet to the real point of beginning, thence continuing SO-20'E for a distance of 263.90 feet, said point being 278.50 feet West of the West line of Walnut Street, thence West for a distance of 52.45 feet, thence SO-20'E for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of Allen Street for a distance of 197.05 feet, thence NO-20'W for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence NO-20'W for a distance of 198.00 feet, thence West for a distance of 16.50 feet, thence NO-20'W for a distance of 66.00 feet, thence East for a distance of 233.00 feet to the real point of beginning. Containing 1.93 acres, more or less.

Plat and description prepared from a survey conducted under the supervision of:

Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6312  
February 3, 1977



# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## MARKHAM TRACT #1

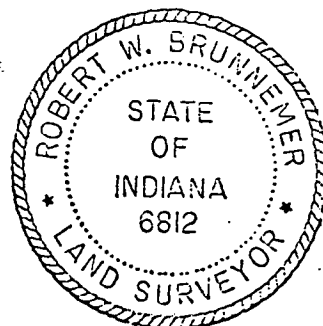
A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence  $S0^{\circ}20'E$  for a distance of 250.50 feet, thence West for a distance of 216.50 feet, thence  $N0^{\circ}20'W$  for a distance of 250.50 feet to the South line of Dodds Street, thence East over and along the South line of Dodds Street for a distance of 216.50 feet to the place of beginning. Containing 1.25 acres, more or less.

## MARKHAM TRACT #2

A part of Seminary Outlot Number 64 in the City of Bloomington, Monroe County, Indiana described as follows: Beginning at a point that is 13.50 feet South and 278.5 feet West of the Northeast corner of the said Seminary Outlot, said point being on the South line of Dodds Street, and 278.50 feet West of the intersection of the West line of Walnut Street, thence  $S0^{\circ}20'E$  for a distance of 250.50 feet to the real point of beginning, thence continuing  $S0^{\circ}20'E$  for a distance of 263.90 feet, said point being 278.50 feet West of the West line of Walnut Street, thence West for a distance of 52.45 feet, thence  $S0^{\circ}20'E$  for a distance of 132.10 feet to the North line of Allen Street, thence West over and along the North line of Allen Street for a distance of 197.05 feet, thence  $N0^{\circ}20'W$  for a distance of 132.00 feet, thence East for a distance of 33.00 feet, thence  $N0^{\circ}20'W$  for a distance of 198.00 feet, thence West for a distance of 16.50 feet, thence  $N0^{\circ}20'W$  for a distance of 66.00 feet, thence East for a distance of 233.00 feet to the real point of beginning. Containing 1.93 acres, more or less.

Plat and description prepared from a survey conducted under the supervision of:

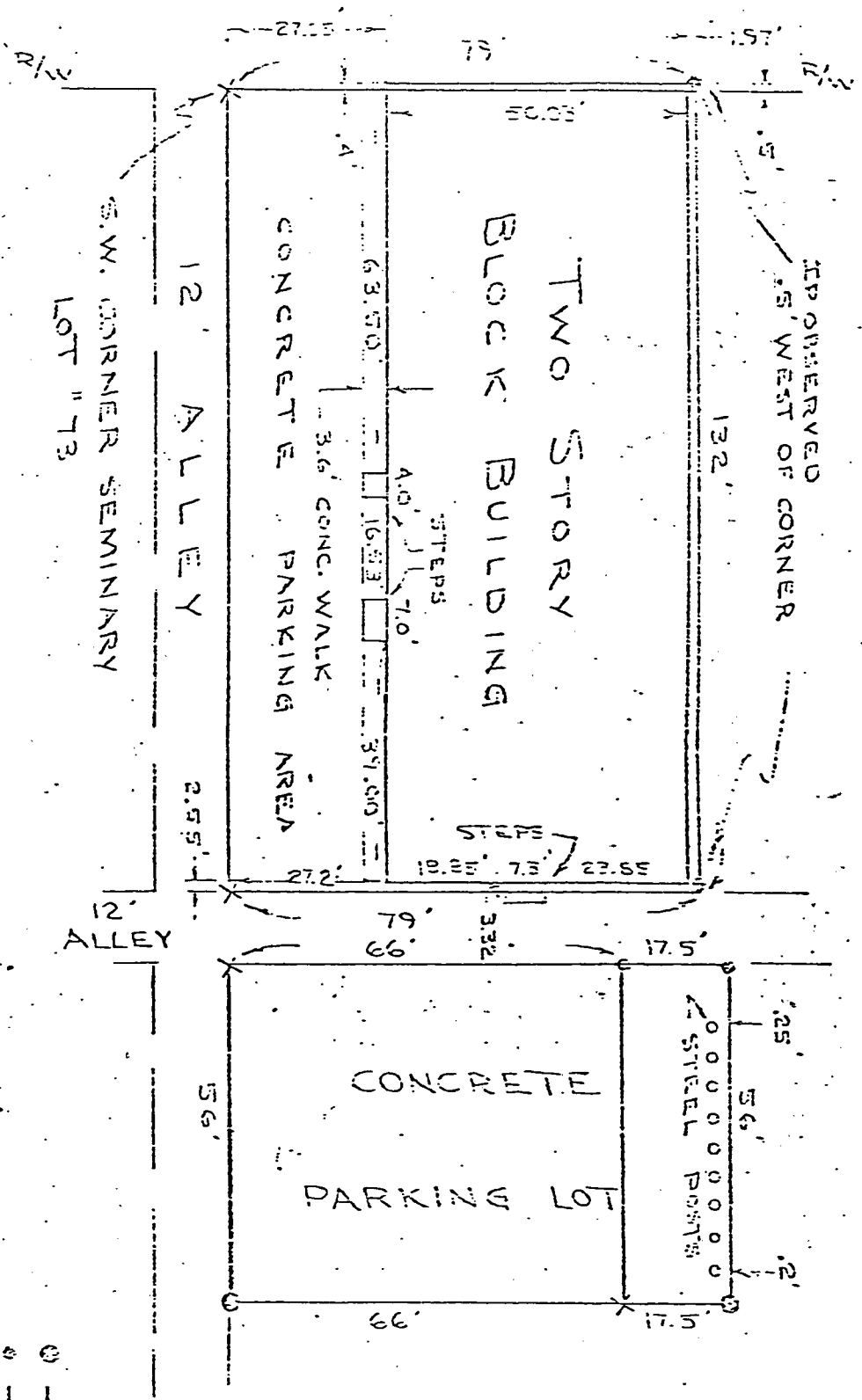
Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6812  
February 8, 1977



# OWL SLEEP CENTER

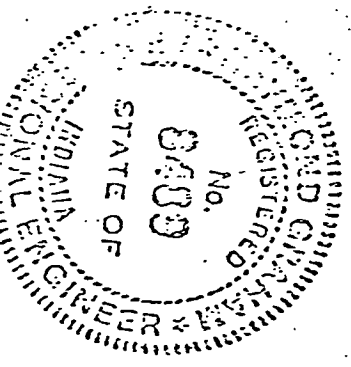
349 S. WALNUT STREET

WALNUT STREET



SCALE 1"=30'

DEC. 13, 1913

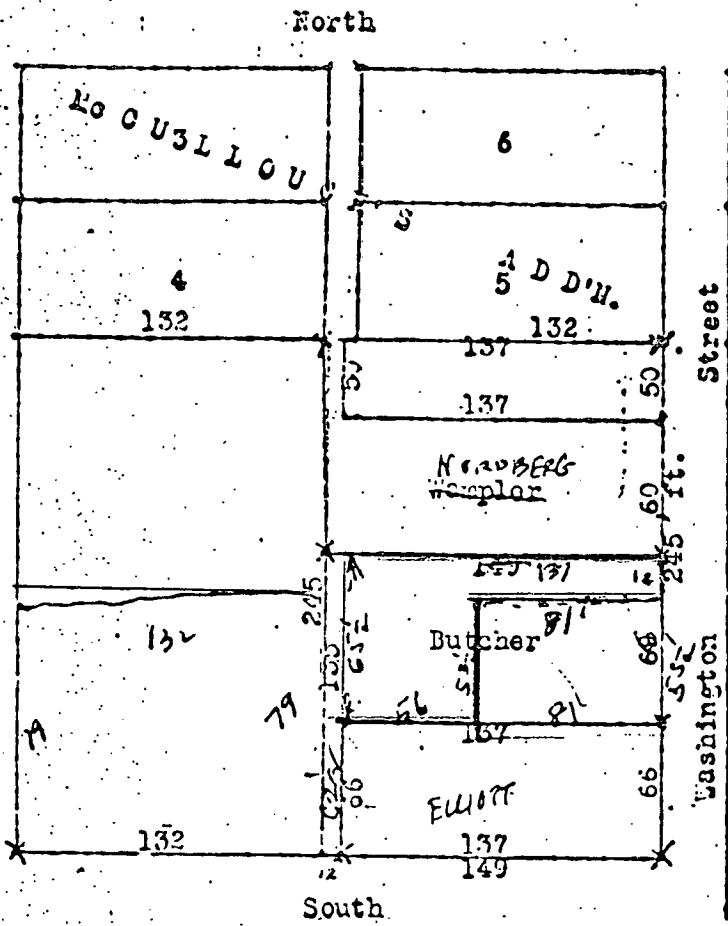


*Raymond Graham*

RAYMOND GRAHAM  
RRE 3409 IND.  
3215 N. SMITH PIKE  
BLOOMINGTON, IND.

- o - R.R. SPRING
- o - NAIL & CAP
- x - "X" CHISELED





$$\begin{array}{r} 171 \\ 52 \\ \hline 137 \end{array}$$

$$\begin{array}{r} 137 \\ 137 \\ \hline 274 \end{array}$$

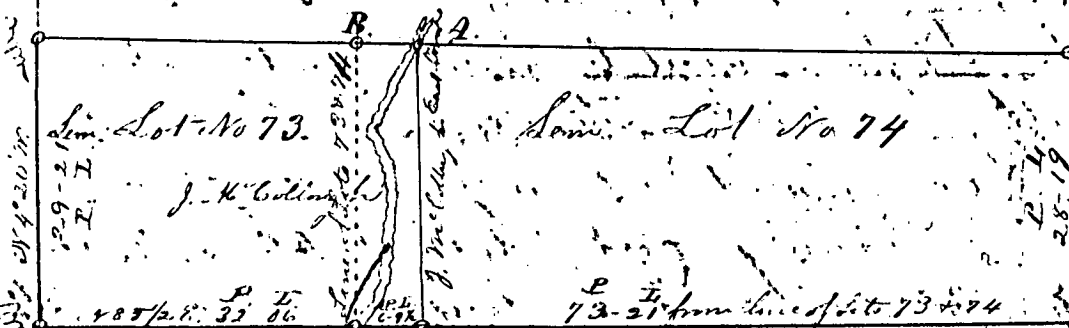
$$\begin{array}{r} 137 \\ 81 \\ \hline 6 \end{array}$$

**FILED**

AUG 20 1973

John W. Davis  
Auditor Monroe County, Indiana

Survey of Division Lot No 73 and part of Line Lot  
 No 74 in the Town of Birmingham, Ala. & Co. in  
 Survey for William McCallister, and corner between  
 A & B established as per plat and field notes  
 situated according to the same.



At A

Line Stone Cor. established as follows: Corner being  
 in the bed of of Branch, stone set 42 links S 85 1/2 W  
 of true locality for corner, on line A B, being on the  
 northern boundary of Lot 78 -

Said corner is marked by four (4) brick buried  
 S 85 1/2 W from said stone 25 links dist.

The true point for Cor. <sup>at A</sup> is marked by four (4) brick  
 buried S 4 20 E (on McCallister's tract boundary line) 50 links dist.

Surveyed April 13<sup>th</sup> 1868 -

SEMINARY LOTS

Bloomington



# Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

801640

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
359 Landmark Avenue  
Bloomington, IN 47404  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817

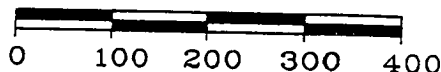
## A PART OF SEMINARY LOTS 159 AND 160 CITY OF BLOOMINGTON JOB #504

RECORDED  
JAN 30 1998

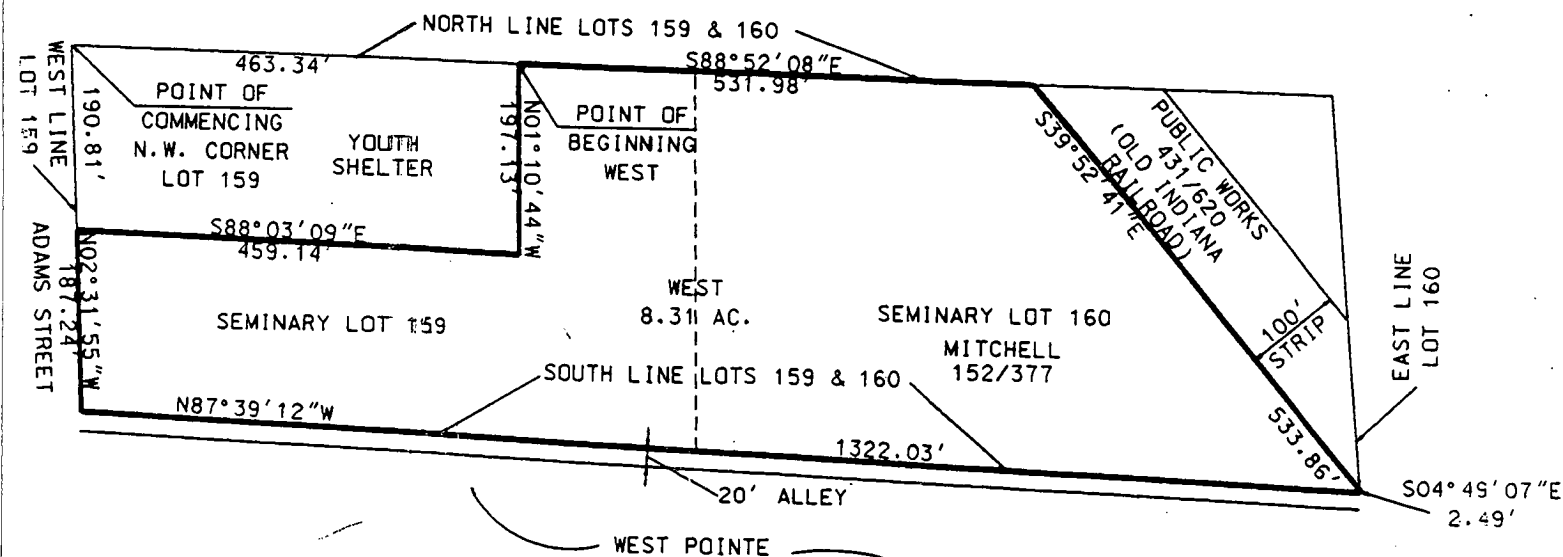
JAN 30 1998

RECORDED MONROE CO.

OWNERS: Monroe County Jail,  
Law Enforcement, & Governmental  
Space Building Corporation  
Deed Record 427, Pages  
277-279



SCALE: 1" = 200'



SHEET 1 OF 4

Prepared by:  
Bledsoe Tapp & Co., Inc.  
359 Landmark Avenue  
Bloomington, IN 47404  
(812)336-8277 FAX (812)336-0817

TOWNSHIP 8 NORTH

## DESCRIPTION

Job #0504

A part of Seminary Lots 159 & 160 as recorded in Plat Cabinet "C", Envelope 93, in the Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of said Seminary Lot 159; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of said Lot 159, 463.34 feet to the point of beginning; thence SOUTH 88 degrees 52 minutes 08 seconds EAST with the North line of Lots 159 and 160, 531.98 feet to the Southwest line of a 100 foot strip conveyed by the Indiana Railroad Company to the City of Bloomington Board of Public Works, as recorded in Deed Record 431, page 620-623, in the Office of the Recorder of Monroe County, Indiana; thence SOUTH 39 degrees 52 minutes 41 seconds EAST with the Southwest line of said 100 foot strip, 533.86 feet to the East line of Lot 160; thence SOUTH 04 degrees 49 minutes 07 seconds EAST with the East line of Lot 160, 2.49 feet to the Southeast corner of Lot 160; thence NORTH 87 degrees 39 minutes 12 seconds WEST with the South line of Lots 160 and 159, 1322.03 feet to the Southwest corner of Lot 159; thence NORTH 02 degrees 31 minutes 55 seconds WEST (basis of bearings) with the West line of Lot 159, 187.24 feet; thence leaving said West line and through Lot 159 the following two (2) courses:

1. SOUTH 88 degrees 03 minutes 09 seconds EAST, 459.14 feet;
2. NORTH 01 degree 10 minutes 44 seconds WEST, 197.13 feet to the point of beginning, containing 8.31 acres, more or less.

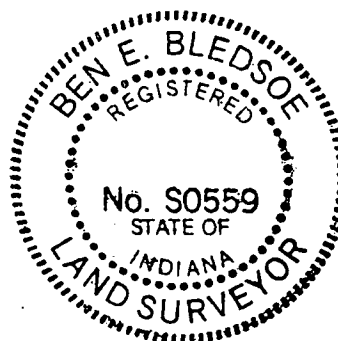
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of January, 1996.

Ben E. Bledsoe  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



REPORT OF SURVEY  
Job #0504

BOOK 4 PAGE 425

In accordance with **Title 864, Article 1.1, Chapter 13, Section 1 through 34** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

**The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 864.**

This survey was performed at the request of The Odle McGuire & Shook Corporation. The subject property at the time of the survey is in two (2) parcels, both held by Monroe County Jail, Law Enforcement and Governmental Space Corporation in Warranty Deeds (Deed Record 427, page 277 and Deed Record 427, page 279).

Warranty Deed (Deed Record 427, page 279) was found to have a 2.95 foot misclosure.

Warranty Deed (Deed Record 427, page 277) was found to have a 1.00 foot misclosure.

**Corners Found:**

- 1. Two (2) 1" iron pipes were found monumenting the 38.35 foot call in the Deed Record 427, page 279 description.
- 2. Rebars were found on the West Pointe Phase III Subdivision.
- 3. Rebars were found on the West line of Waynes' Place Subdivision monumenting the West line of Seminary Lot 151.
- 4. Rebar were found along the North line of Warranty Deed (Deed Record 427, page 277).

**Establishment of Lines and Corners:**

The monuments found on Wayne's Place Subdivision were held to establish the Southwest corner of Seminary Lot 151.

The monuments on West Pointe Phase III were used to re-establish the Southwest corner of Seminary Lot 163.

The 1" iron pipes per Warranty Deed (Deed Record 427, page 279) were used to re-

establish the Northwest corner of Seminary Lot 159.

The West line of Seminary Lot 159 was held between the Northwest corner as mentioned above and the Southwest corner of Seminary Lot 163. The 2.95 misclosure on Warranty Deed (Deed Record 427, page 279) was corrected to this line.

The West line of Seminary Lot 154 was held between the Northwest corner of Seminary Lot 159 and the Southwest corner of Seminary Lot 151 (Waynes' Place).

The North line of Seminary Lot 159 (South line of Seminary Lot 154) was held from monumentation on Warranty Deed (Deed Record 427, page 279). This line checked within 1.0 foot North-South of a disturbed 1" pipe monumenting the Southwest corner of Warranty Deed (Deed Record 200, page 102). This line checked within 1.5 feet East-West of the established Northwest corner of Seminary Lot 159.

The North line of Deed Record 427, page 277 was established 115 feet North of the North line of Seminary Lot 159.

The East line of Deed Record 427, page 277 was set at record holding the 172.33 foot call versus the 173.33 foot call.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 1.0 foot North-South and 1.5 foot East-West on Seminary Lot 159 and from 1.44 South to 4.13 feet North on the North line of Deed Record 427, page 277 and from 1.0 foot to 4.0 feet East-West along the North line of Deed Record 427, page 277.

Due to *discrepancies* in the record description; 1.0 foot on Deed Record 427, page 277 and 2.95 feet on Deed Record 427, page 279.

Due to *inconsistencies* on lines of occupation; fences and walls along the North line of Deed Record 427, page 277 as shown.



202491

RECORDED  
A.M. — P.M. 2:07

FFB 20 1992

RECORDED MONROE CO., IN

# Seminary Lot 15 Land Title Survey Job No. 1859

SURVEYOR'S REPORT FOR  
PART OF SEMINARY LOT 15  
JOB NUMBER 1859

1). In accordance with Title 804, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in the record descriptions and plat;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement Theoretical Uncertainty;

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specifications for a Class B survey (0.25) feet as defined in I.A.C. 864.

Assumed basis of bearings between traverse control points.

This survey was performed at the request of Rick Harrison (Cotner, Andrews, Martin & Chapman, Attorneys At Law).

The subject property is currently recorded in Deed Record 285, page 356, as found in the office of the Recorder of Monroe County, Indiana.

This parcel is a part of the plat of Seminary Square & Lots as recorded in Plat Book "A", page 55 in the office of the Recorder of Monroe County, Indiana.

## Deed and Plat Analysis:

The deeds which are of record for Seminary Lot 15 total a distance of 278.00 feet East-West. The plat dimension East-West is 275.00 feet showing a discrepancy of 2.12 feet. The deed distance North-South for the lot is 163.50 feet. The plat dimension is 157.74 feet showing a discrepancy of 5.76 feet.

Based on measured distance between monuments found and physical evidence of the streets and alleys, the following decisions were made regarding this survey. The back of curbs for 2nd Street, Madison Street, Howe Street and R.R. Street were located. Iron pins were found at the approximate location of the northeast, southeast and southwest corner of the Chandler deed (Deed Record 184, page 41 of said Monroe County). An iron pin was also found on the east side of Madison Street along the west line of Lot 18 of Howe Addition (as found in Plat Book 1, page 13, in the office of the Recorder, Monroe County, Indiana). The centerline of 2nd Street, Howe Street and Madison Street were established and checked to the iron pins were as follows from the centerline of Madison Street:

- To the southwest corner of the Chandler deed, 27.02 feet measured; 33 feet of record.
- To the southeast corner of the Chandler deed, 76.86 feet measured; 77.00 feet of record.
- To the northeast corner of the Chandler deed, 75.99 feet measured; 77.00 feet of record.
- To a point on the west line of Lot 18 in Howe Addition, 27.18 feet measured; 33.00 feet of record.

## From the centerline of 2nd Street:

- To the southwest corner of the Chandler deed, 132.14 feet measured; 135.85 feet of record.
- To the southeast corner of the Chandler deed, 135.25 feet measured; 135.85 feet of record.
- To the northeast corner of the Chandler deed, 193.14 feet measured; 196.50 feet of record.

## From the centerline of the alley between Seminary Lot 15 and Howe Addition:

- To the southeast corner of the Chandler deed, 86.61 feet measured; 88.90 feet of record.
- To the centerline of 2nd Street, 201.41 feet measured; 204.75 feet of record.
- To the centerline of Howe Street, 185.61 feet measured; 187.15 feet of record.
- To the northeast corner of the Chandler deed, 8.71 feet measured; 8.25 feet of record.
- To the southwest corner of the Chandler deed, 69.27 feet measured; 68.90 feet of record.

From the above measurements, the subject deed was re-established by setting the property line parallel to 2nd Street and prorating North-South from the alley to 2nd Street.

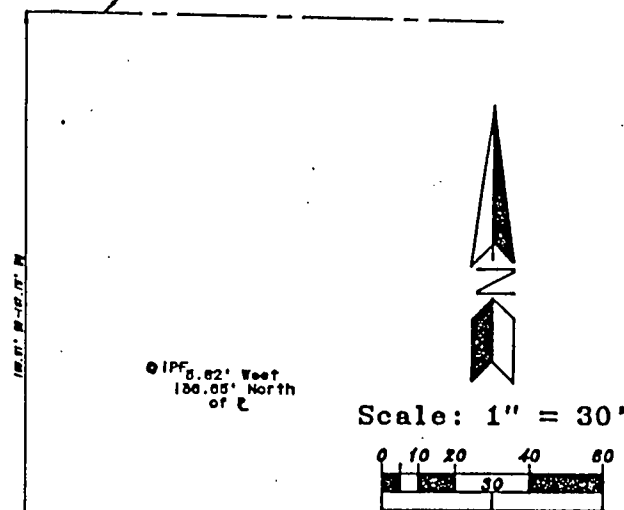
The East and West property lines were set at 33.00 feet and 77.00 feet respectively east from the centerline of Madison Street.

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

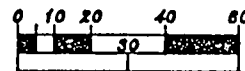
- Due to variances in reference monuments; up to 6.00 feet East-West and 3.00 feet North-South.
- Due to discrepancies in the record descriptions; no discrepancies in subject tract and adjoiners, but as noted above on plat versus deed.
- Due to inconsistencies in lines of occupation; fence as shown on survey.

BK 2 pg 78

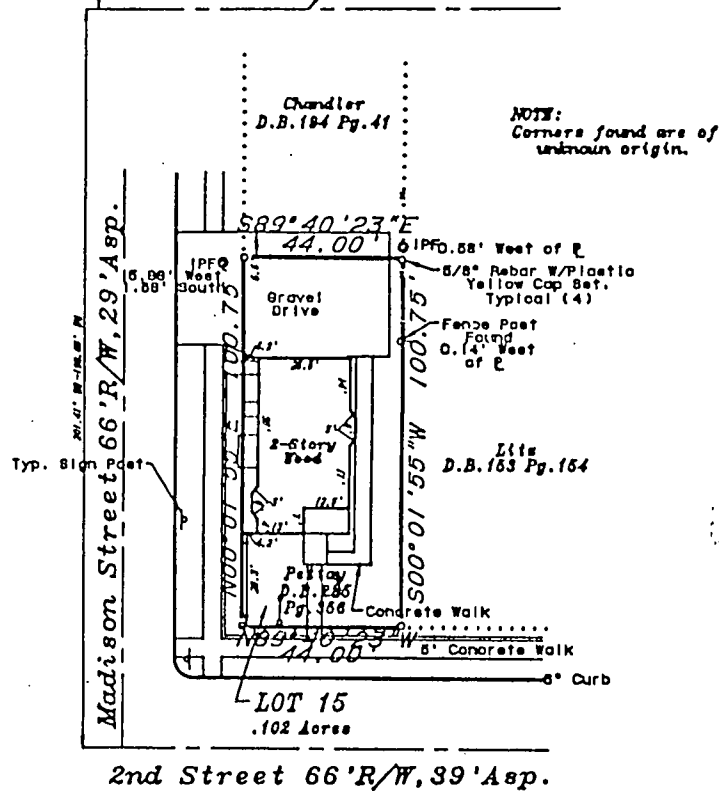
E of Howe Street



Scale: 1" = 30'



E of Alley



DESCRIPTION FOR  
PART OF SEMINARY LOT 15  
JOB NUMBER 1859

A part of Seminary Lot 15 in the City of Bloomington, Monroe County, Indiana, being a part of Section 8, Township 8 North, Range 1 West, more particularly described as follows: BEGINNING at the southwest corner of said Seminary Lot 15 said point being marked by a 5/8 inch rebar; thence NORTH 00 degrees 01 minute 55 seconds EAST along the west line of said Seminary Lot 15 a distance of 100.78 feet to a 5/8 inch rebar; thence SOUTH 88 degrees 40 minutes 23 seconds EAST 44.00 feet to a 5/8 inch rebar; thence SOUTH 00 degrees 01 minute 55 seconds WEST 100.78 feet to the south line of Seminary Lot 15 and to a 5/8 inch rebar; thence NORTH 88 degrees 40 minutes 23 seconds WEST along said south line 44.00 feet to the point of beginning, containing 0.102 acres, more or less.

Standards observed and used on this project conform to Minimum Standard Detail Requirements for Indiana Land Title Surveys as adopted January 18, 1970 by Indiana Society of Professional Land Surveyors and as endorsed October 27, 1970.

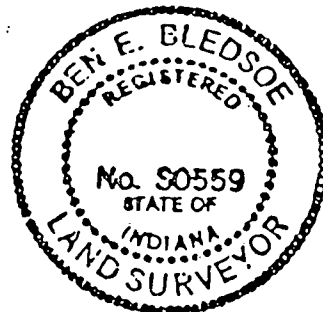
Easements noted are as shown by Minnesota Title Insurance, Commitment Number 11288, dated November 18, 1981.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 27 day of January, 1992.

*Ben E. Gledsoe*  
Ben E. Gledsoe  
Registered Land Surveyor No. 50559  
State of Indiana

Field work was performed November 25, 1981 and December 17, 1981.



Prepared By:

Smith Quillman Associates, Inc.



CONSULTING ENGINEERS

JOB NO. JOB NUMBER 1859

DATE FEBRUARY 12, 1992

FOR LEE PETTAY &amp; SUZANNE PETTAY

DEED RECORD 285, PAGE 356

OWNER OF RECORD

4825 Morningside Drive  
Post Office Box 165  
Bloomington, Indiana 47402  
Telephone 812 338-8536  
FAX 812 338-0513

7301 E. 80th Street  
Suite 103  
Indianapolis, Indiana 46256  
Telephone 317 841-9102  
FAX 317 841-9120

11/20

911421

STATE OF INDIANA )

) SS:

COUNTY OF MONROE )

A F F I D A V I T

RECORDED  
A.M. \_\_\_\_\_ P.M. 3:53

OCT 02 1989

RAYMOND GRAHAM, being duly sworn upon his oath, states:

*Raymond Graham*  
RECORDER MONROE CO., IN

1. He is a Registered and Professional Engineer and Land Surveyor in the State of Indiana, R.P.E. 8409 and L.S. 9978.
2. At the request of Edward L. Rader and Dorothy L. Rader, he surveyed part of Seminary Lots 166 and 167 in Monroe County, Indiana. A copy of said survey is attached hereto and made a part hereof and is marked as Exhibit "A" (Rader property).
3. Prior to surveying the "Rader property", he had also surveyed the property immediately west belonging to William B. Milne and Frances W. Milne, which property (Milne property) is the first exception to the historical description of the "Rader property". A copy of the Milne Deed is attached hereto and made a part hereof and is marked as Exhibit "B".
4. The "Milne property" has 417.21 feet of frontage on Allen Street and the description begins from the northwest corner of Seminary Lot 166. The east line of the "Milne property" is evidenced by an old fence and a fence recently built by the Milnes.
5. Roy V. Franklin and Dixie Franklin are the owners of part of Seminary Lot 166 (Franklin property). A copy of the Franklin Deed is attached hereto and made a part hereof and is marked as Exhibit "C". The "Franklin property" is the third exception to the historical description of the "Rader property".
6. The "Franklin property" has 95.03 feet of frontage on Allen Street beginning from the northeast corner of Seminary Lot 166.
7. The historical description of the "Rader property" is Seminary Lot 166 and 167, less the exceptions. The "Rader property", after deleting the exceptions (Milne and Franklin), has 202.50 feet of frontage on Allen Street by survey. There are no encroachments or evidence of disputes as to the boundaries of any of the tracts, Rader, Milne or Franklin.
8. The Seminary Lots east of Walker Street had the same east/west dimension on the north and south lines of each lot, and said lots were essentially true north/south. Seminary Lots 56 through 60, immediately

east of Walker Street, did not have the same east/west dimensions, i.e. the south east/west dimension of Seminary Lot 56 is 563.5 feet and the north east/west dimension of Seminary Lot 59 is 708.5 feet. This, in part, explains the declension from north on Seminary Lots 166 and 167.

9. The historical descriptions of the "Rader property" by reference to the platting of Seminary Lots 166 and 167, would indicate that the "Rader property" has 130.262 of frontage on Allen Street, and 2.82 acres of area. The survey description indicates that the "Rader property" has 202.50 feet of frontage on Allen Street, and 4.73 acres, more or less, of area without encroachment. The only explanation known to this Affiant is that Seminary Lots 166 and 167 are approximately 72 feet wider (east/west dimension) than shown on the original platting.

FURTHER AFFIANT SAYETH NOT.

Raymond Graham  
RAYMOND GRAHAM

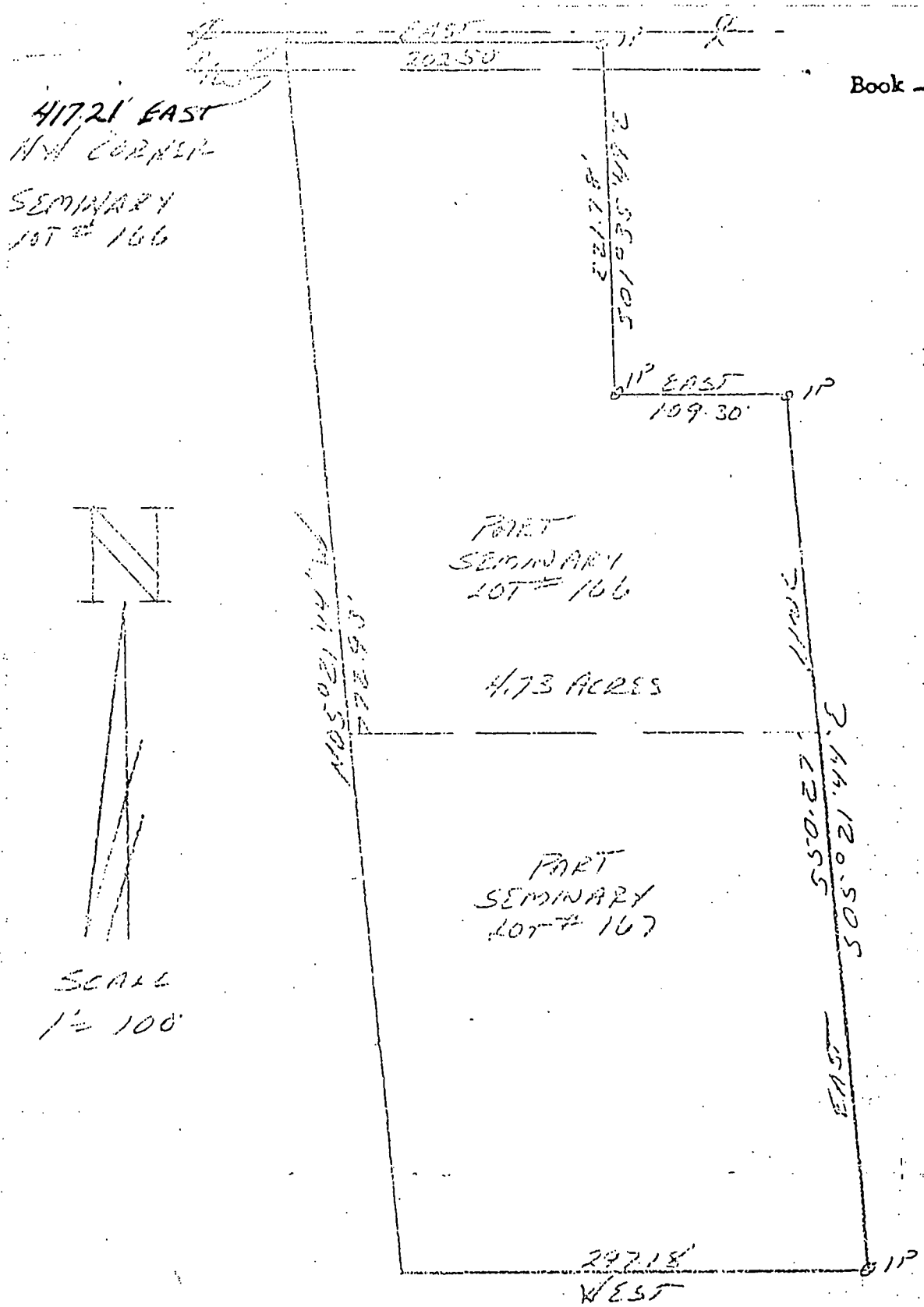
Subscribed and sworn to before me this 26th day of September, 1989.

Julie A. Morron  
Signature

MY COMMISSION EXPIRES:

6/5/91

Julie A. Morron  
Printed Name  
Residing in Monroe County,  
Indiana



417.21' EAST  
NW CORNER  
SEMINARY  
LOT # 166

N

SCALE  
1" = 100'

PART  
SEMINARY  
LOT # 166

4.73 ACRES

PART  
SEMINARY  
LOT # 167

DESCRIPTION:

A part of Seminary Lots No. 166 & 167 in a part of Section 5, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 417.21 feet East of the Northwest corner of Seminary Lot No. 166 and on the North line of said Seminary Lot and in Allen Street, thence running on said North line East for 202.50 feet, thence leaving said line and running South 01 degrees 33 minutes 49 seconds East for 221.78 feet, thence East for 109.30 feet and to the East line of said Seminary Lot 166, thence running with said East line of Seminary Lots 166 and 167 South 05 degrees 21 minutes 44 seconds East for 550.27 feet, thence leaving said East line and running West for 297.18 feet and to a point 417.21 feet East of the West line of said Seminary Lots, thence running North 05 degrees 21 minutes 44 seconds West for 772.93 feet and to the point of beginning. Containing in all 4.73 acres, more or less. Subject to a 25.00 foot easement from the centerline of said Allen Street for Highway right-of-way.

*Raymond Graham*

Raymond Graham  
R P E. 8409 L S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
July 28, 1988



Exh A

## Warranty Deed

This Indenture Witnesseth, That **GEORGE E. VANDERBURG and JOSEPHINE VANDERBURG, Husband and Wife**

of Monroe County, in the State of Indiana, Convey and Warrant to **WILLIAM B. MILNE and FRANCES W. MILNE, Husband and Wife**

of Monroe County, in the State of Indiana, for and in consideration of **One Dollar (\$1.00) and other valuable consideration**

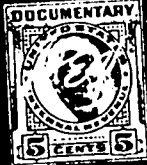
the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County, in the State of Indiana, to-wit:

Part of Seminary Lots 166 and 167 in Monroe County, Indiana, bounded and described as follows, to wit: Beginning at the Northwest corner of Seminary lot 166, running thence East 417.208 feet; thence South to the South line of said lot 167, thence West 417.208 feet, more or less, to the Southwest corner of said Seminary lot 167, thence North to the point of beginning.

EXCEPTING therefrom one (1) acre square in form out of the Northwest corner of said Seminary lot 166, and also EXCEPTING therefrom a strip of land five (5) poles and eighteen (18) links of even width off the South end of said Seminary lot 167.

SUBJECT to the unpaid balance of principal and interest due on a certain real estate mortgage in the principal amount of \$7500.00, executed by the Grantors herein to Workingmens Federal Savings and Loan Association, dated June 7, 1955, and recorded at page 79 in Mortgage Record A-94 in the office of the Recorder of Monroe County, Indiana, which unpaid balance the Grantees herein, and each of them, agree to assume and pay according to the tenor of the note and mortgage.

Subject to the second installment of taxes for the year 1955, due and payable in November, 1956, and all subsequent taxes.



In Witness Whereof, the said **George E. Vanderburg and Josephine Vanderburg, husband and wife**

have hereunto set their hands and seal this 16th day of June 1956

George E. Vanderburg (Seal) Josephine Vanderburg (Seal)  
George E. Vanderburg (Seal) Josephine Vanderburg (Seal)

STATE OF INDIANA, COUNTY OF MONROE, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of June, A. D., 1956, personally appeared the within named George E. Vanderburg and Josephine Vanderburg, husband and wife

Grantor S in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires January 4, 1958 Sylvan W. Tackitt Notary Public  
Sylvan W. Tackitt

(over)

Received for record this 18 day of June, 1956, at 9:30 o'clock, A. M.

Marion J. Ken, Recorder

0203

# Warranty Deed

A 237  
429  
OCT 9 1975

John W. Davis

THIS INDENTURE WITNESSETH, That DOROTHY RADER and EDWARD L. RADER, her husband

of Monroe County, in the State of Indiana  
CONVEY AND WARRANT TO ROY V. FRANKLIN and DIXIE J. FRANKLIN, husband and wife

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number One Hundred Sixty-six (166) in the Southwest quarter of Section Five (5), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northeast corner of said Seminary Lot #166, said corner being the Northwest corner of a tract of land described as an exception in a deed from William J. and Patricia Nasser and Edward and Rea Krulowitch to the First Merchants National Bank of Michigan City, recorded January 20, 1964 in Deed Record 156, page 106, in the Office of the Recorder of Monroe County, Indiana; thence from said point of beginning and with the East line of Seminary Lot #166 and the West line of the above mentioned exception and running South Five (05) degrees Twenty-eight (28) minutes East for Two Hundred Twenty-two and Sixty-eight Hundredths (222.68) feet; thence leaving the East line of Seminary Lot #166 and running West for One Hundred Nine and Thirty Hundredths (109.30) feet; thence North One (01) degree Forty-seven (47) minutes Thirty (30) seconds West for Two Hundred Twenty-one and Seventy-eight Hundredths (221.78) feet and to the North line of said Seminary Lot #166; thence running East for Ninety-five and Three Hundredths (95.03) feet and to the place of beginning. Containing Fifty-two Hundredths (0.52) of an acre, more or less.

Subject to the taxes for the year 1975, due and payable in the year 1976 and all taxes subsequent thereto.

Grantor, herein, Dorothy Rader, represents that she is one and the same person as Dorothy Stansifer, who, with her husband, Dale Eugene Stansifer, were Grantees in a deed executed by John M. Nice, an unmarried adult, dated August 1, 1953, and recorded in Deed Record 114, page 32, in the Office of the Recorder of Monroe County, Indiana; said Dale Eugene Stansifer and Dorothy Stansifer were living together as husband and wife until the date of his death in 1962.

In Witness Whereof, The said DOROTHY RADER and EDWARD L. RADER, her husband

Have hereunto set their hand and seal, this 6th day of October 1975  
Dorothy Rader (Seal) Edward L. Rader (Seal)  
Dorothy Rader (Seal) Edward L. Rader (Seal)  
(Seal) (Seal)

STATE OF INDIANA, Monroe COUNTY, IND.

Before me, the undersigned, a Notary Public, in and for said County and State, on the 6th day of October, A. D. 1975, personally appeared the within named Dorothy Rader and Edward L. Rader, her husband,

Grantor, S. in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes hereinafter mentioned. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notary Public Seal, this 2/9/78. Sandra Y. Phillips

This instrument prepared by Leroy Baker, Atty. Bloomington, Ind.

Exh C

		163	164	
		642.5	642.5	642.5
		166	165	57
		642.5	642.5	642.5
176		167	168	642.5
642.5		642.5	642.5	642.5
		170	169	642.5
		642.5	642.5	642.5
177		171	172	642.5
642.5		642.5	642.5	642.5



# Bledsoe Tapp & Co., Inc.

Ben E. Bledsoe, L.S.

Philip O. Tapp, L.S.

402772

1602 W. 3rd St., Ste. F, Bloomington, IN 47404

(812) 336-8277

FAX (812) 336-0817

Part of Seminary Lot 72 in the City of Bloomington,  
Monroe County, Indiana

BOOK 3 PAGE 55

SMITH AVE.

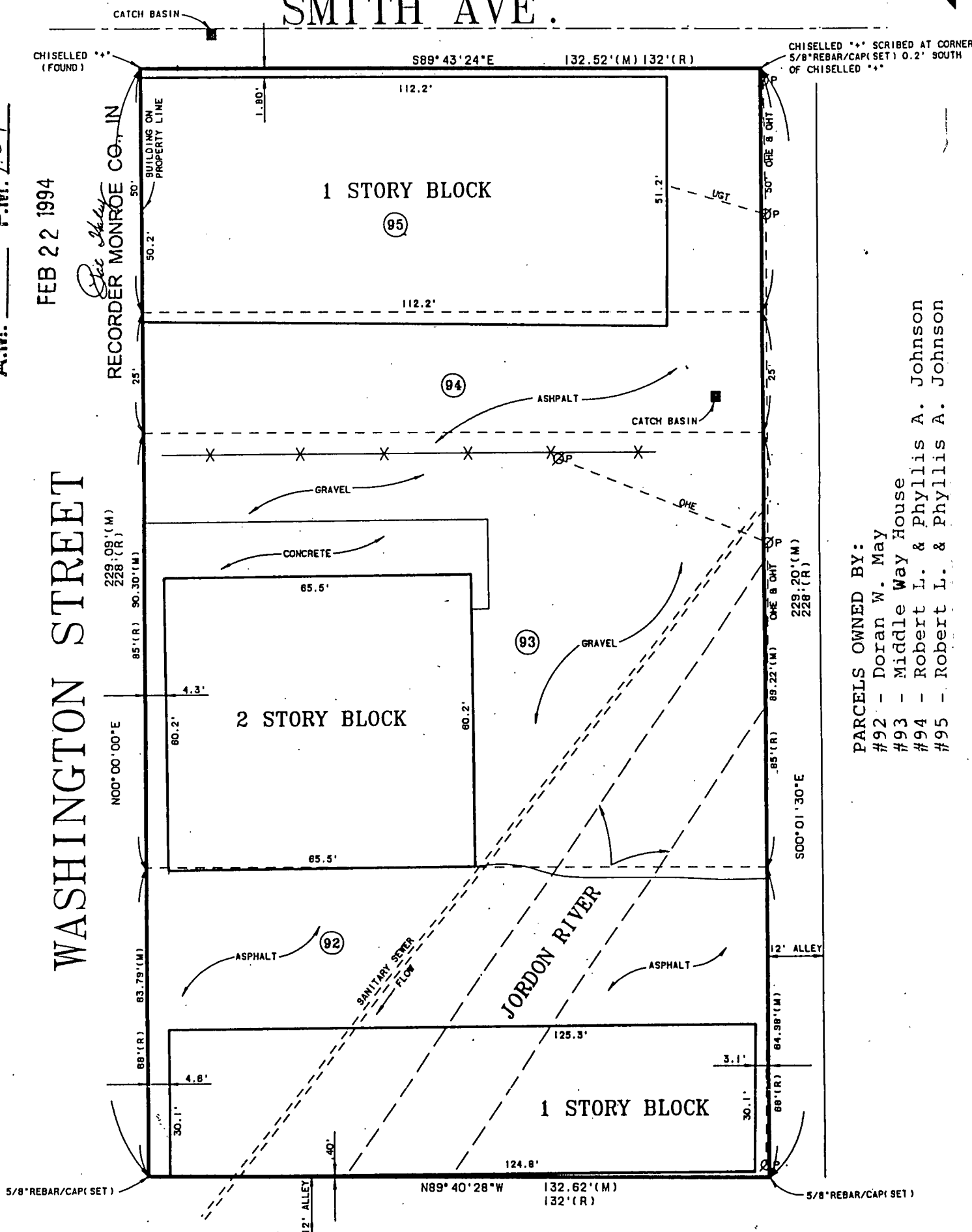
RECORDED  
A.M. P.M. 1:04

FEB 22 1994

WASHINGTON STREET

RECORDER MONROE CO. IN

*Pat Kelly*



PARCELS OWNED BY:  
#92 - Doran W. May  
#93 - Middle Way House  
#94 - Robert L. & Phyllis A. Johnson  
#95 - Robert L. & Phyllis A. Johnson

## LEGEND

- CATCH BASIN
- ØP POWER POLE
- UGT UNDER GROUND TELEPHONE
- OHE OVER HEAD ELECTRIC
- OHT OVER HEAD TELEPHONE

## NOTE:

5/8" REBAR/CAP SET STAMPED BLEDSOE TAPP PC50920004



# Bledsoe Tapp & Co., Inc.

Page 2 of 3  
Pt. Sem. Lot 72

BOOK 3 PAGE 56

## DESCRIPTION - Job #151

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Lot 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

Also, a part of Seminary Lot Number 72 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 334.0 feet East and 75.0 feet South of the Northwest corner of the said-Seminary Lot Number 72, said point being on the East line of South Washington Street, thence South, over and along the East line of South Washington Street, for a distance of 153.0 feet, and to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72, thence East, over and along the North line of the said alley, for a distance of 132.0 feet, and to the West line of a platted alley, thence North, over and along the West line of the said alley, for a distance of 153.0 feet, thence West for a distance of 132.0 feet, and to the place of beginning.

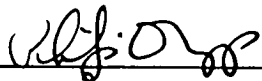
EXCEPTING out part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 6<sup>th</sup> day of May, 1993.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



# Bledsoe Tapp & Co., Inc.

Page 3 of 3  
Pt. Sem. Lot 72

BOOK 3 PAGE 57

## REPORT OF SURVEY - Job #151

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

**The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.**

This survey was performed at the request of the City of Bloomington Redevelopment.

The survey is four parcels located in part of Seminary Lot #72 in the City of Bloomington.

The parcels are currently of record as follows:

- #92 Doran W. May, Deed record 355, page 453.
- #93 Middle Way House, Deed record 407, page 677.
- #94 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.
- #95 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.

There were no overlaps or gaps between the record deeds.

The streets (Washington, Lincoln, Second and Smith Avenue) were as-built to determine the property lines. A search of the entire block produced no evidence of previous corners set.

The respective lines of the block measured as follows:

- North line (along Smith Avenue); 299.14 (M) vs. 298.00 (R).
- East line (Lincoln Street); 488.89 (M) vs. 488.00 (R).
- South line (Second Street); 299.60 (M) vs. 298.00 (R).
- West line (Washington Street); 490.21 (M) vs. 488.00 (R).

All tracts were prorated based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.50 feet in all directions on all corners.

Due to *discrepancies* in the record descriptions; none.

Due to *inconsistencies* in lines of occupation; none.

# Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

314476

PART OF SEMINARY LOT 72  
CITY OF BLOOMINGTON

## OWNERS:

Doran May

Middle Way House

Robert L. & Phyllis A. Johnson

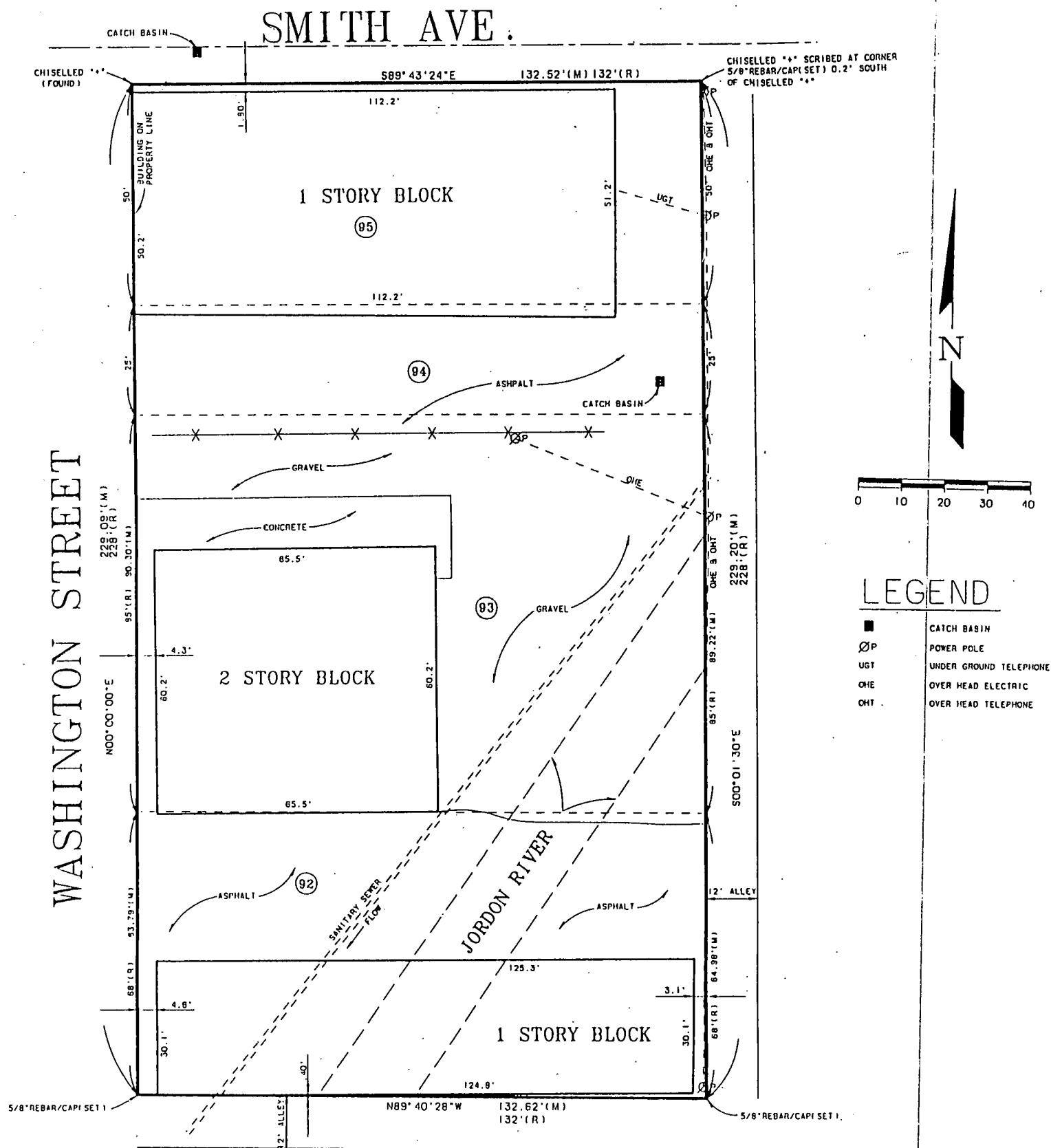
RECORDED  
A.M. — P.M. 2:44

AUG 24 1993

RECORDER MONROE CO., IN

BK 2 pg 438  
BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

1602 West Third Street  
Suite F  
Bloomington, IN 47404  
(812) 336-8277  
FAX (812) 336-0817



# Bledsoe Tapp & Co., Inc.

-Quality Land Surveying and Design Services-

BK2 pg 439

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

1602 West Third Street  
Suite P  
Bloomington, IN 47404  
(812) 336-8277  
FAX (812) 336-0817

## DESCRIPTION

Job 151

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Lot 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana; said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

Also, a part of Seminary Lot Number 72 in the City of Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 334.0 feet East and 75.0 feet South of the Northwest corner of the said Seminary Lot Number 72, said point being on the East line of South Washington Street, thence South, over and along the East line of South Washington Street, for a distance of 153.0 feet, and to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72, thence East, over and along the North line of the said alley, for a distance of 132.0 feet, and to the West line of a platted alley, thence North, over and along the West line of the said alley, for a distance of 153.0 feet, thence West for a distance of 132.0 feet, and to the place of beginning.

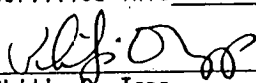
EXCEPTING out part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

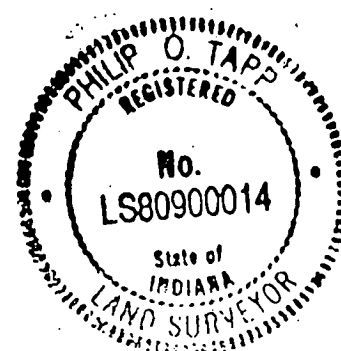
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 6<sup>th</sup> day of May, 1993.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



**Bledsoe Tapp & Co., Inc.**  
*-Quality Land Surveying and Design Services-*

BK 2 pg 440  
BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

1602 West Third Street  
Suite F  
Bloomington, IN 47404  
(812) 336-8277  
FAX (812) 336-0817

REPORT OF SURVEY  
Job 151

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of the City of Bloomington Redevelopment.

The survey is four parcels located in part of Seminary Lot #72 in the City of Bloomington.

The parcels are currently of record as follows:

- #92 Doran W. May, Deed record 355, page 453.
- #93 Middle Way House, Deed record 407, page 677.
- #94 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.
- #95 Robert L. and Phyllis A. Johnson, Deed record 282, page 370.

There were no overlaps or gaps between the record deeds.

The streets (Washington, Lincoln, Second and Smith Avenue) were as-built to determine the property lines. A search of the entire block produced no evidence of previous corners set.

The respective lines of the block measured as follows:  
North line (along Smith Avenue); 299.14 (M) vs. 298.00 (R).  
East line (Lincoln Street); 488.89 (M) vs. 488.00 (R).  
South line (Second Street); 299.60 (M) vs. 298.00 (R).  
West line (Washington Street); 490.21 (M) vs. 488.00 (R).

All tracts were prorated based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments; 0.50 feet in all directions on all corners.

Due to discrepancies in the record descriptions; 4-5' on parcel 93 & 92 due to 85'+ call for dimension to the South wall line of 2 story block building.

Due to inconsistencies in lines of occupation; none.

50 -

1681

10	✓ 11
----	---------

✓ 12	✓ 13
---------	---------

✓ 14	✓ 15
---------	---------

✓ 16	17
---------	----

18
----

9	✓ 8
---	--------

✓ 7	✓ 6
--------	--------

✓ 5	✓ 4
--------	--------

✓ 3	2
--------	---

1
---

Vacated

Vacated

Vacated

Ground SX

6 to 154X

REAL ESTATE TRANSFER

JAN 20 1981

*W. Simpson*

Auditor Monroe County, Indiana

The Streets and Allys in this Plat which are marked  
with Ord. Plats. have been ordered by the City Council, vacated.

The above plat is correct.

George Chambers  
City Civil Engineer,

*Perry Sup*

# Warranty Deed

This Indenture Witnesseth, That JOSEPH J. LAMB, unmarried and of legal age

of Monroe County, in the State of Indiana  
Convey and Warrant to JEFFREY L. SCOTT and REBECCA J. SCOTT,  
husband and wife

of Monroe County, in the State of Indiana, for and in consideration  
of \$1.00 and other valuable considerations not herein expressed  
the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe  
County in the State of Indiana, to-wit:

A part of Seminary Lot Number One Hundred Ninety-three (193) in Monroe County, Indiana, described as follows: Beginning at a point that is 100.34 feet North and 2.81 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Cory Lane; thence North 08 degrees West over and along the East line of said Cory Lane for a distance of 86.02 feet; thence North 85 degrees 31 minutes East for a distance of 124.46 feet; thence South 13 degrees 45 minutes 54 seconds East for a distance of 87 feet; thence South 85 degrees 31 minutes West for a distance of 133.22 feet to the point of beginning; containing 0.25 acre, more or less (being designated as Lot No. 22 in unrecorded Plat).

ALSO, a part of Seminary Lot 193 in Monroe County, Indiana, described as follows: Beginning at a point that is 17.93 feet North and 325.04 feet East of the Southwest corner of said Seminary Lot 193, said point being on the West line of Beechtree Lane; thence North 04 degrees 51 minutes 10 seconds West over and along the West line of said Beechtree Lane for a distance of 55.08 feet to the point of curvature of a curve to the left; thence over and along said curve to the left having an intersection angle of 26 degrees 26 minutes, and a radius of 342.54 feet for a distance of 39 feet; thence leaving the West line of said Beechtree Lane and running South 86 degrees 36 minutes 09 seconds West for a distance of 178.18 feet; thence South 08 degrees East for a distance of 90 feet; thence North 87 degrees 58 minutes 30 seconds East for a distance of 175.61 feet to the point of beginning; containing 0.37 acre, more or less (being designated as Lot No. 8 in unrecorded Plat).

ALSO, a part of Seminary Lot 193, in Monroe County, Indiana, described as follows: Beginning at a point that is 19.70 feet North and 375.07 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Beechtree Lane; thence North 04 degrees 51 minutes 10 seconds West over and along the East line of said Beechtree Lane for a distance of 57.55 feet to the point of curvature of a curve to the left; thence over and along said curve to the left having an intersection angle of 26 degrees 26 minutes and a radius of 392.54 feet for a distance of 126.22 feet; thence North 86 degrees 01 minute 28 seconds East for a distance of 148.39 feet; thence South 07 degrees 15 minutes 22 seconds East for a distance of 181.56 feet; thence South 86 degrees 01 minute 28 seconds West for a distance of 135.88 feet to the point of beginning; containing 0.58 acre, more or less (designated as Lot No. 1E in unrecorded Plat).

All as shown by the Plat and descriptions prepared from a survey conducted under the supervision of Robert W. Brunnemer, Registered Land Surveyor Ind.#6812 on date of October 11, 1979, said survey being attached hereto and marked Exhibit "A".

Subject to all taxes.

Subject to all easements and roadways of record.

2-1-80

0.0000 ST

DUNN

2-5000  
STORAGE HOUSE

OWENS  
BRYAN  
TREE

EXISTING THIRD STREET

PERMANENT RIGHT-OF-WAY

TEMPORARY RIGHT-OF-WAY

Scale 1"=20'

EXISTING PROPERTY LINE

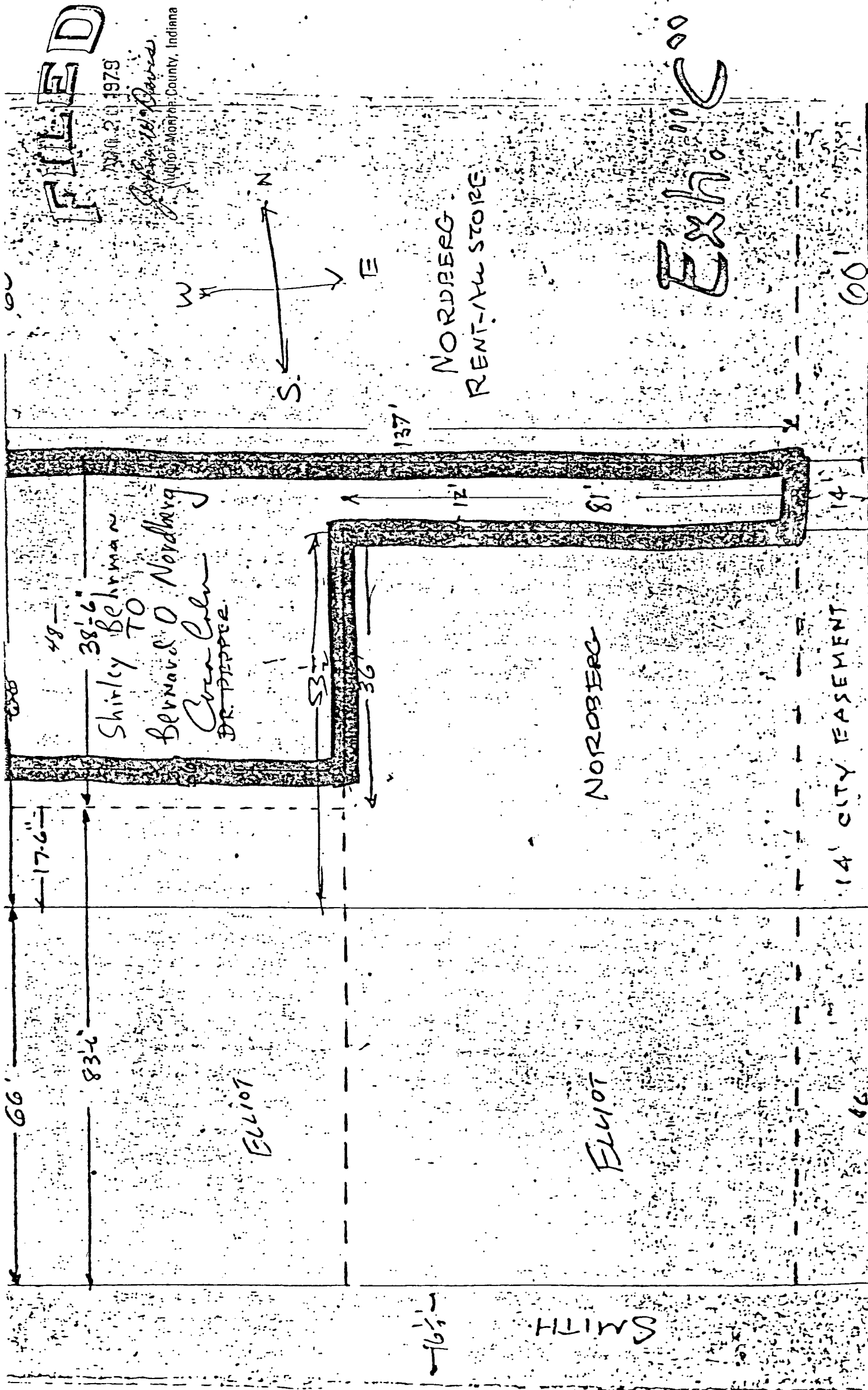
PART OF SEMINARY LOT NO.74

PARCEL 7

EXISTING ATWATER STREET



At Home Lot 73 - Young City  
8-21-79



7 Lit 64 Perry City

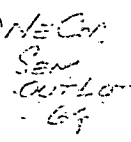
## ENGINEERS and SURVEYORS

811 ANITA STREET

BLOOMINGTON, INDIANA 47401

Phone 332-2603

MAY 29 1979



VALLEY STREET

SURVEY PLAT  
PART OF SECH. OUTLET 64  
BLOOMINGTON, MONROE  
COUNTY, INDIANA  
FEBRUARY 8, 1977





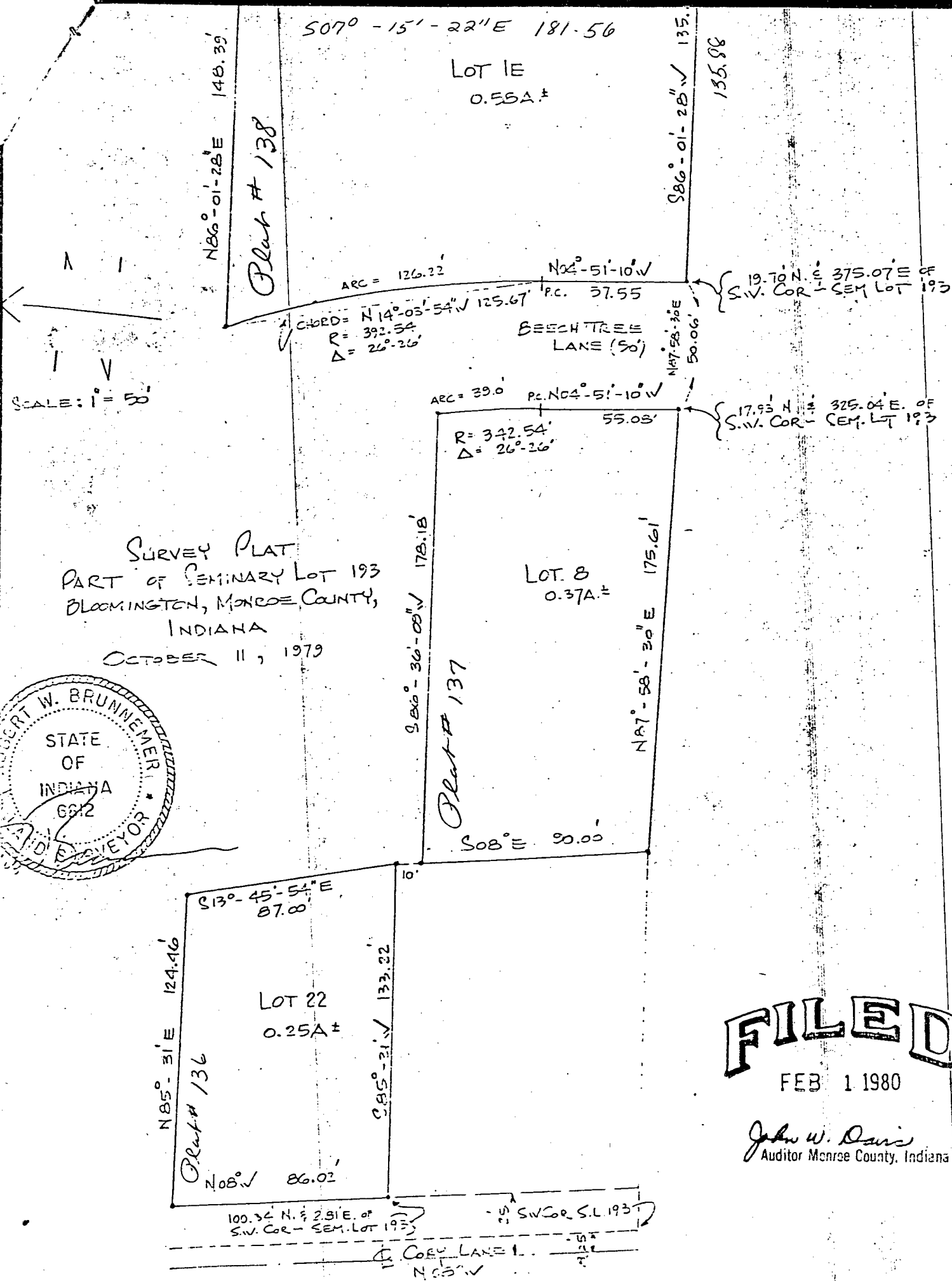


Exhibit "A"

JOE LAMB DESCRIPTIONS

Lot 22

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 100.34 feet North and 2.81 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Cory Lane, thence N08° over and along the East line of said Cory Lane for a distance of 86.02 feet, thence N85°-31'E for a distance of 124.46 feet, thence S13°-45'-54"E for a distance of 87.00 feet, thence S85°-31'W for a distance of 133.22 feet to the point of beginning. Containing 0.25 acre, more or less

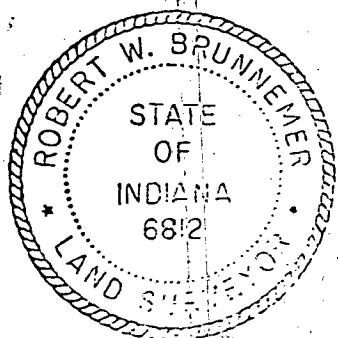
Lot 8

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 17.93 feet North and 325.04 feet East of the Southwest corner of said Seminary Lot 193, said point being on the West line of Beechtree Lane, thence N04°-51'-10"W over and along the west line of said Beechtree Lane for a distance of 55.08 feet to the point of curvature of a curve to the left, thence over and along said curve to the left having an intersection angle of 26°-26' and a radius of 342.54 feet for a distance of 39.00 feet, thence leaving the West line of said Beechtree Lane running S86°-36'-09"W for a distance of 178.18 feet, thence S08°E for a distance of 90.00 feet, thence N87°-58'-30"E for a distance of 175.61 feet to the point of beginning. Containing 0.37 acre, more or less.

Lot 1E

A part of Seminary Lot 193, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point that is 19.70 feet North and 325.07 feet East of the Southwest corner of said Seminary Lot 193, said point being on the East line of Beechtree Lane, thence N04°-51'-10"W over and along the East line of said Beechtree Lane for a distance of 57.55 feet to the point of curvature of a curve to the left, thence over and along said curve to the left having an intersection angle of 26°-26' and a radius of 392.54 feet for a distance of 126.22 feet, thence N86°-01'-28"E for a distance of 148.39 feet, thence S07°-15'-22"E for a distance of 181.56 feet, thence S86°-01'-28"W for a distance of 135.88 feet to the point of beginning. Containing 0.58 acre, more or less.

Flat and descriptions prepared from a survey conducted under the supervision of:



*Robert W. Brunner*  
Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6812  
October 11, 1979

# REALCO PROPERTY

BLOOMINGTON, INDIANA

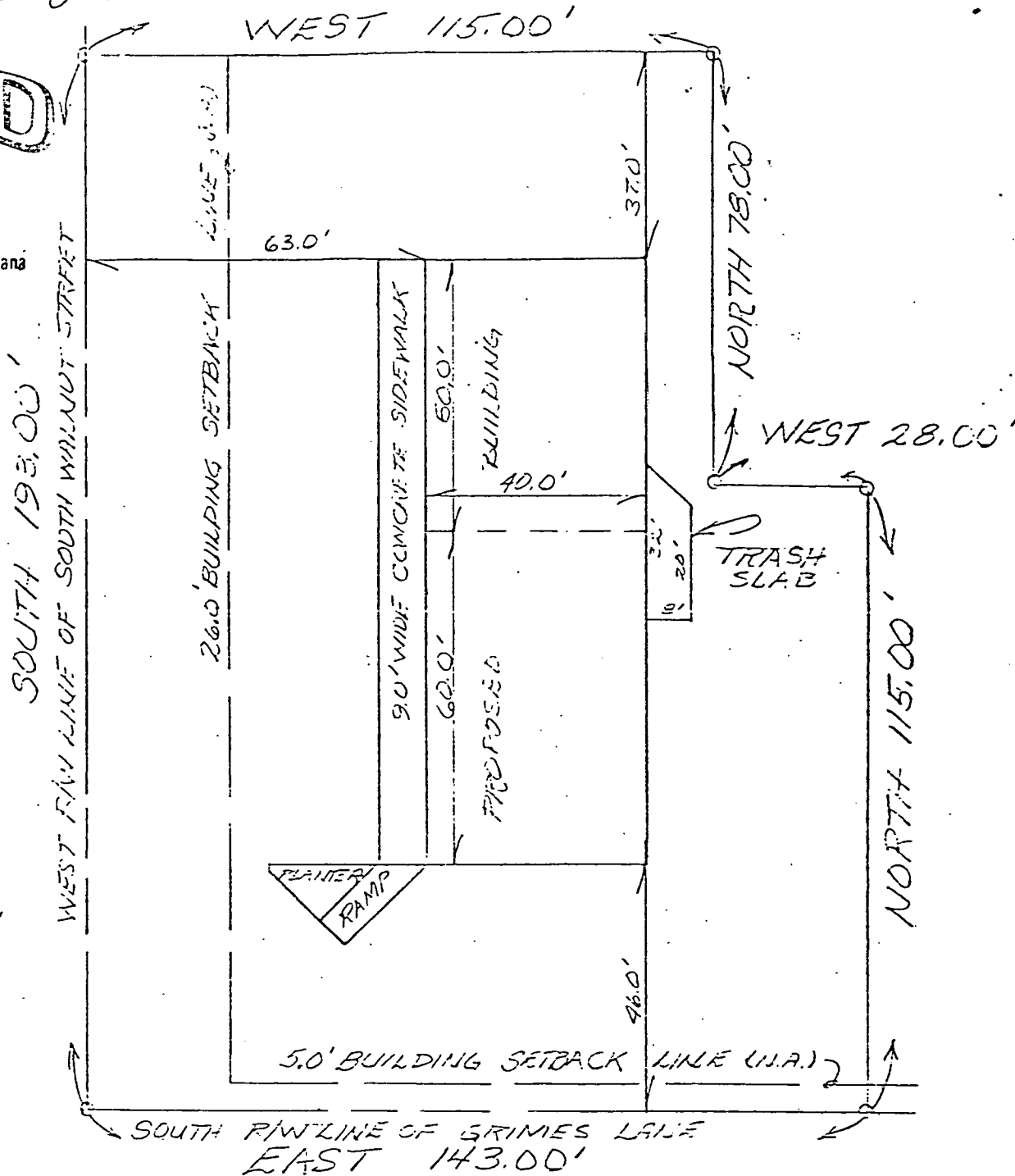
Sec. 8 Lot 66

**FILED**

APR 18 1979

John W. Davis  
Auditor Monroe County, Indiana

N  
SCALE 1"=30'  
AUGUST 3, 1977



## Description:

A part of Seminary lot number Sixty-Six (66) in the City of Bloomington, Indiana bounded and described as follows, to-wit: Beginning at the point of intersection of the West line of South Walnut Street with the South line of Grimes Lane in said City of Bloomington, Indiana, running thence South with the West line of said Walnut St. 193.00 feet; thence West parallel with the South line of Grimes Lane for 115.00 feet; thence North parallel to Walnut Street for 78.00 feet; thence West parallel to Grimes Lane for 28.00 feet; thence North parallel to South Walnut Street for 115.00 feet and to the South line of Grimes Lane; thence East along the South line of Grimes Lane for 143.00 feet and to the point of beginning.

## EXHIBIT C

Raymond Graham

RAYMOND GRAHAM  
Ind. P.E. # 8409  
3215 North Smith Pike  
Bloomington, Indiana

a driveway; thence East One Hundred Three (103) feet; thence South Forty-eight (48) feet, more or less, to the beginning point.

ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, described as follows: Beginning at a point which point is 103 feet west of the intersection of the West property line of South Walnut Street and the South property line of Grimes Lane in said City, thence South 115 feet; thence West 40 feet; thence North 115 feet; thence East 40 feet to the place of beginning.

*John*  
 Perry Inf.  
 Pt. Lem. 191 + Pt 192

**FILED**  
 DEC 5 1977  
*John W. Davis*  
 Auditor Monroe County, Indiana

STATE ROAD # 45

SHADELAND DRIVE

LAKEVIEW DRIVE

358.65 SOUTH & 568.43' WEST OF  
 N-E CORNER OF SEMINARY  
 LOT 192, IN SECTION 6, T8N, R1W  
 MONROE COUNTY, IND.

577°51'27"W  
 163.80'

FOUND  
 I.P.

0.37 AC

99.81'  
 N 07°50'33"W

162.86'  
 N 77°46'11"E

SET  
 I.P.

"A"

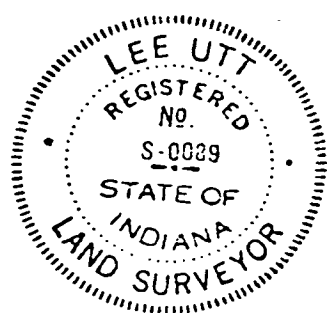
77.35'  
 N 02°13'27"W

FOUND  
 I.P.

"B"

N 52°11'25"W

SCALE 1"=40'  
 PAUL CHAPMAN  
 NOV. 14, 1977



*Lee Utt*  
 LEE UTT RLS #50089 IND.  
 1004 SOUTH HENDERSON ST.  
 BLOOMINGTON, IND.

LEE UTT  
REGISTERED LAND SURVEYOR NO. 50089, INDIANA  
OFFICE PHONE 332-6368 HOME PHONE 825-5961  
1604 SOUTH HENDERSON  
BLOOMINGTON, INDIANA 47401


December 2, 1977

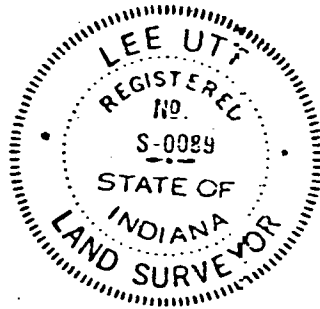
Legal description:

Paul Chapman

A part of Seminary Lot 191 and 192, in Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point that is 358.65 feet South and 568.43 feet West of the Northeast corner of said Seminary Lot 192; thence from said point of beginning and running South 77°-51'-27" West for 163.80 feet; thence South 08°-23'-33" East for 100.00 feet; thence North 77°-46'-11" East for 162.86 feet; thence North 07°-50'-33" West for 99.81 feet and to the point of beginning. Containing 0.37 acre, more or less.

  
Lee Utt, R. L. S. # 50089, Ind.

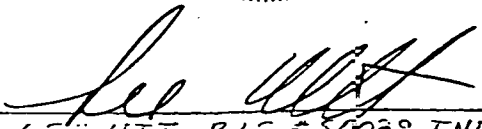


**FILED**

DEC 5 1977

*John W. Davis*  
Auditor Monroe County, Indiana



  
LEE UTT RLS #50089 IND.  
1604 SOUTH HENDERSON ST.  
BLOOMINGTON, IND.

"B"

N 82° 12' 31" W



WARRANTY DEED

THIS INDENTURE WITNESSETH that WILLIAM P. FORNEY and PATSY A. FORNEY, Husband and Wife, of Monroe County, in the State of Indiana, CONVEY and WARRANT to REALCO, an Indiana general partnership, of Monroe County in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number Sixty-six (66) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at the point of intersection of the West line of South Walnut Street with the South line of Grimes Lane in said City of Bloomington, Indiana, running thence South with the West line of said Walnut Street Seventy (70) feet; thence West parallel with the South line of Grimes Lane One Hundred Three (103) feet; thence North Seventy (70) feet to the South line of Grimes Lane, thence East with the said line One Hundred Three (103) feet to the place of beginning.

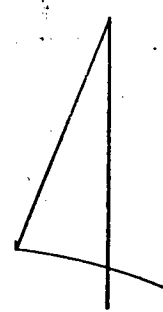
✓  
ALSO, a part of Seminary Lot Sixty-six (66) in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the West property line of South Walnut Street in said City, Seventy (70) feet South of the intersection of said South Walnut Street in said City with the South property line of Grimes Lane in said City; thence South along the West property line of said South Walnut Street, Seventy-five (75) feet, more or less, to a driveway on the South side of the property herein described; thence West One Hundred Three (103) feet; thence South Forty-eight (48) feet; thence West Twelve (12) feet; thence due North to a point Seventy (70) feet South of the South property line of said Grimes Lane; thence due East to the place of beginning.

ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point in the West property line of South Walnut Street in said City, Seven Hundred Ninety-nine (799) feet North of the intersection of the North line of Railroad Street in said City, with the West property line of South Walnut Street; thence West One Hundred Three (103) feet; thence North Forty-eight (48) feet, more or less, to a driveway; thence East One Hundred Three (103) feet; thence South Forty-eight (48) feet, more or less, to the beginning point.

ALSO, a part of Seminary Lot Sixty-six (66), in the City of Bloomington, Indiana, described as follows: Beginning at a point which point is 103 feet west of the intersection of the West property line of South Walnut Street and the South property line of Grimes Lane in said City, thence South 115 feet; thence West 40 feet; thence North 115 feet; thence East 40 feet to the place of beginning.

021  $\frac{1}{2}$  Same. Tot 63

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305



SCALE: 1" = 60'

4.27 ± ACRES

AREA VACATED FOR  
GRIMES STREET

SW Corner of  
Seminary Lot N<sup>o</sup> 65

PLAT REPP REB BY:

3. 2 8

PREPARED BY:  
Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. 00114

### CERTIFICATION OF SURVEY:

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the enclosed plat and following description correctly represent a survey completed under my supervision on April 14, 1980; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.



### DESCRIPTION:

A part of Seminary Lot Number Sixty-five (65) and all that vacated part of Morton Street lying west of and adjacent to part of Seminary Lot 65, located in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southwest Corner of said Seminary Lot 65, thence South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 24.50 feet to a point 8.5 feet east of the center line of the Chicago, Indianapolis, and Louisville Railway and to the Main Line of the Railroad track, thence North Zero (00) Degrees, Twenty-two (22) Minutes, Three (03) Seconds West on said Main Line and parallel with said center line and 8.5 feet east of said center line 552.87 feet, thence leaving said Main Line North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 6.38 feet to a steel fence post, thence along an existing chain-link fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 16.75 feet to the West Line of said Seminary Lot 65, thence along said fence North Eighty-seven (87) Degrees, Thirty-one (31) Minutes, Forty-six (46) Seconds East 62.52 feet to a steel fence post, thence continuing along said fence the following courses and distances: South One (01) Degree, Fifty-two (52) Minutes, Twenty-eight (28) Seconds East 19.88 feet to a steel fence post, thence North Eighty-seven (87) Degrees, Forty (40) Minutes, Fifty-seven (57) Seconds East 156.81 feet to a steel fence post, thence South Twenty-one (21) Degrees, Thirty-nine (39) Minutes, Thirty-five (35) Seconds East 104.83 feet to a steel fence post, thence North Eighty-six (86) Degrees, Fifty-four (54) Minutes, Forty (40) Seconds East 59.71 feet to a steel fence post, thence South Five (05) Degrees, Two (02) Minutes, Twelve (12) Seconds East 446.38 feet to a steel fence post, thence leaving said fence South Five (05) Degrees, Two (02) Minutes, Fifty-five (55) Seconds East 3.26 feet to the South Line of said Seminary Lot 65, thence along said South Line South Eighty-nine (89) Degrees, Fifty-one (51) Minutes, Forty-six (46) Seconds West 352.64 feet to the place of beginning.

Containing 4.27 acres, more or less.

*Kerry City - Sem. Plot #65 - Given to Farnsey  
Norton, Etal*

# TRI CO SURVEYING & MAPPING

Edmund O. Farkas (812) 876-2305 P. O. Box 96  
Registered Land Surveyor Ellettsville, Indiana 47429



ALLEN STREET (16.5' WIDE)  
N 89° 46' W

NE CORNER  
SEMINARY LOT #65

NOTE:

The pipes on the West side and the P.K. Nails on the East side of Tract #1 sit 1.6 feet easterly from the actual property corners.

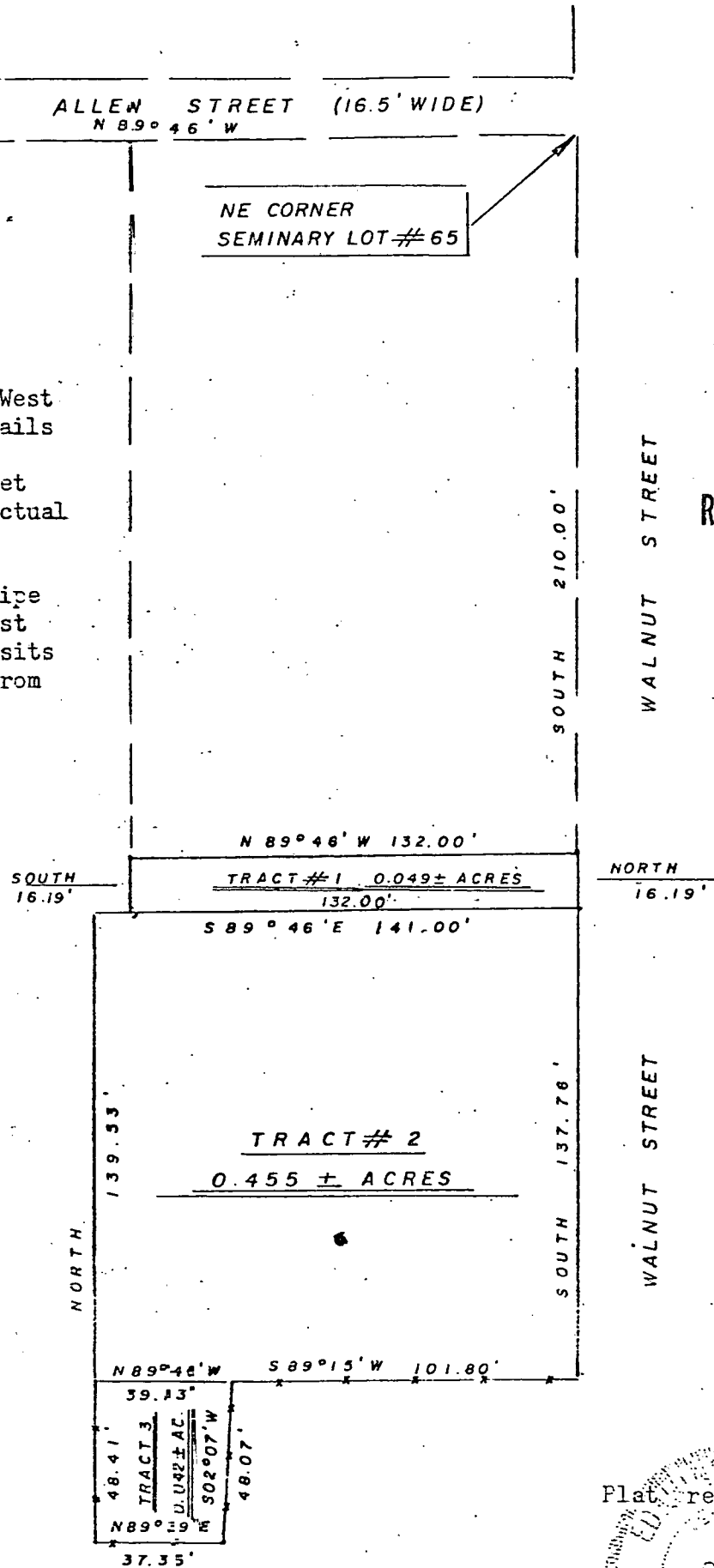
ALSO: the iron pipe marking the Southeast Corner of Tract #2 sits 1.6 feet Easterly from the actual property corner.

SCALE : 1" = 50'

## REAL ESTATE TRANSFER

JUN 6 1978

*John W. Davis*  
Auditor Monroe County, Ind.



Plat prepared by:  
S0114  
*Edmund O. Farkas*  
Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. S0114

# RI CO SURVEYING & MAPPING

Edmund O. Farkas  
Registered Land Surveyor

(812) 876-2305

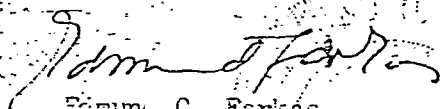
P. O. Box 96  
Ellettsville, Indiana 47429

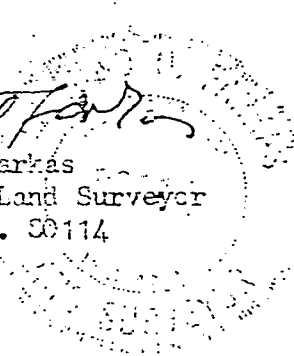
## Description: Tract No. 2

A part of Seminary Lot No. 65 in the City of Bloomington, Monroe County, Indiana, and more particularly described as follows: . . .

BEGINNING 226.19 feet South of the Northeast Corner of said Seminary Lot and on the West Line of Walnut Street, thence South on the East Line of said Seminary Lot and on the West Line of said Street 137.76 feet to an existing fence line, thence on the said fence line South Eighty-Nine (89) Degrees and Fifteen (15) Minutes West 101.80 feet to a fence Corner Post, thence leaving the said fence North Eighty-Nine (89) Degrees and Forty-Six (46) Minutes West Parallel with the North Line of said Seminary Lot 39.13 feet, thence North 39.53 feet, thence South Eighty-Nine (89) Degrees and Forty-Six (46) Minutes East parallel with the North Line of said Lot 141.00 feet to the place of beginning.

Containing 0.45 Acres, more or less.

  
Edmund C. Farkas  
Registered Land Surveyor  
In. Reg. No. 30114

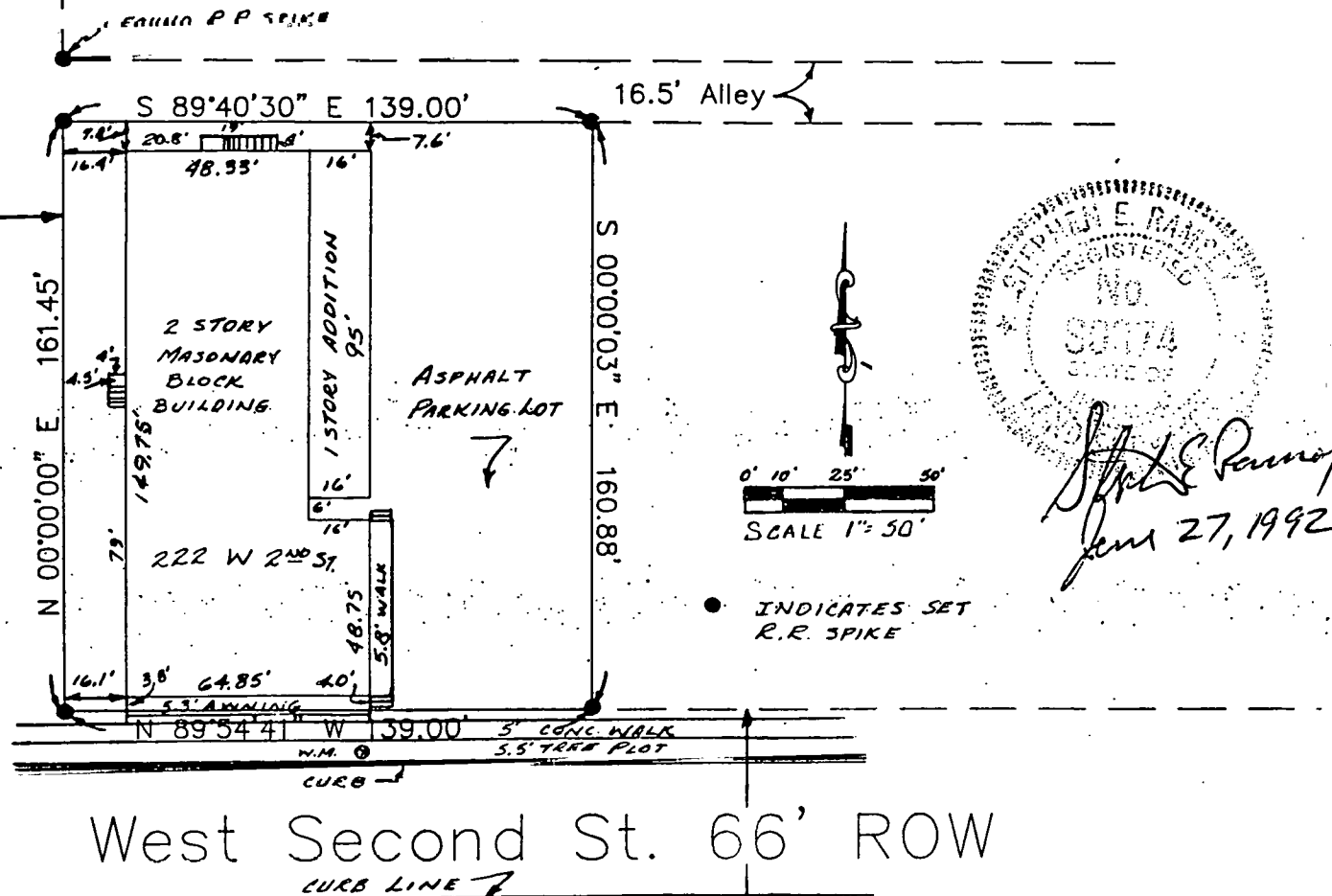


Bk 2 pg 242

Morton St. 82.5' ROW

74.5'

NORMAN W. DECKARD  
LOCATION SURVEY & REPORT



file -  
Seminary  
Subdivisions

## SURVEYOR'S REPORT

NORMAN W. DECKARD

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepances in record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random errors in Measurement (Theoretical Uncertainty);

This report is for the retracement survey of two parts of Seminary Lot #16 in the City of Bloomington, Indiana, as described in Deed Record Book 462, pages 67 and 68, in the name of Norman W. Deckard.

Survey was requested by client Norman Deckard.

THEORETICAL UNCERTAINTY OF MEASUREMENT "Tu": The "Tu" of the corners of this parcel(s) are within the requirements for a Class "A" ("Tu" =  $\pm 0.25$  feet) survey per IAC; Title 864 (Theoretical uncertainty of measurement is the radius of a circle which circumscribes an area containing the probable true location of a specified point as determined by the precision of instruments and procedures employed in the performance of a survey).

Purpose of this Survey was to locate or establish land boundaries. Easements, rights-of-way, setback/building lines, covenants, restrictions, utilities, flood plains, topographic features and etc. were intentionally excluded from this plat.

In doing this survey I found monumentation along north side of alley north of Seminary Lots #16 and #17. I checked on North between Morton Street and College Avenue to the South line of Seminary #27 and found west lot corners. Did not find any monumentation on east end of lots except for the notch in back of walk at southeast corner of Sem. #29. I used the West end of these lots, or the east right of way line of Morton Street to extend line South to the north right of way line of Second Street. Used existing monumentation along both sides of Second Street to establish north right of way line. This line varies by 0.2 feet to the north or 0.6 feet to the south of the line as I established it.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- a) Due to Variances in reference monuments: 0.6 feet along south line and 3.75 feet along the north line.
- b) Due to Discrepancies in the record Plat: None as I have accepted existing information on Seminary Lots and accepted description as being property between north right of way line of Second Street and south line of alley as is now monumented.
- c) Due to Inconsistencies in lines of occupation: None

*Stephen E. Ramsey*  
 Stephen E. Ramsey, Land Surveyor  
 3920, West Forrest Park Drive  
 Bloomington, Indiana

Date:

*June 27, 1992*

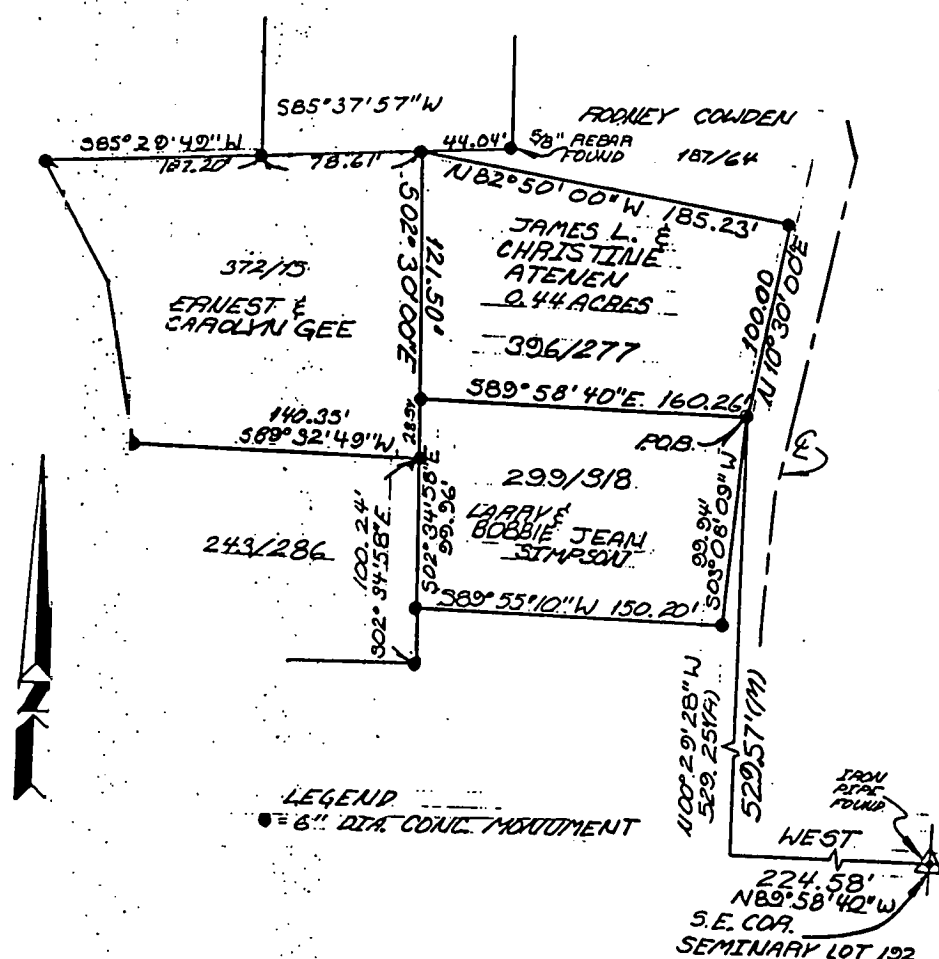
RECORDED  
 A.M. \_\_\_\_\_ P.M. *3:45*

JAN 13 1993

*Recorder*  
 RECORDER MONROE CO., IN



PART SEMINARY LOT 192  
JOB NO. 1943  
CLAIR GEE



PAGE 1 OF 4

SURVEYOR'S REPORT FOR  
PART OF SEMINARY LOT 192  
JOB NUMBER 1943

1). In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in the record descriptions and plats;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement Theoretical Uncertainty;

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is written specifications for a Class B survey (0.25) feet as defined in I.A.C. 864.

The property is located in a part of Seminary Lot 192 in the City of Bloomington, Indiana.

This survey was undertaken at the request of Clair Gee.

The description of the property as provided by the records of the Recorder of Monroe County, Indiana, under James L. Antenen and Christine A. Antenen, Deed Record 396, page 277.

Corners found on this survey are as follows:

- Southeast corner of Seminary Lot 192; 3/4 inch iron pipe (bent over).
- All corners of the subject property; 6 inch concrete monuments.
- All other monuments as shown on the survey.

Deed Analysis:

There were no apparent deed overlaps, gaps or other discrepancies.

Establishment of Lines:

All monuments found on the subject tract were held good. There was an iron pipe found at the commencing point. It was found to be 529.57 feet (measured) compared to 529.25 feet (record) south and 224.58 feet (measured and record) east of the point of beginning.

As a result of the above observations, it is my opinion that the uncertainties of the locations of lines and corners established on this survey are as follows:

- Due to discrepancies in record descriptions; none.
- Due to inconsistencies in lines of occupation; none.
- Due to variances in reference monuments; 0.32 feet.

DESCRIPTION FOR  
PART OF SEMINARY LOT 192  
JOB NUMBER 1943

A part of Seminary Lot 192 being a part of the southeast quarter of Section 6, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at the southeast corner of the said Seminary Lot 192, said corner being a 3/4 inch iron pipe; thence NORTH 89 degrees 58 minutes 40 seconds WEST 224.58 feet; thence NORTH 00 degrees 29 minutes 28 seconds WEST 529.57 feet to the point of beginning, said point being a 6 inch diameter concrete monument; thence NORTH 10 degrees 30 minutes 00 seconds EAST 100.00 feet to a 6 inch diameter concrete monument; thence NORTH 82 degrees 50 minutes 00 seconds WEST 185.23 feet to a 6 inch diameter concrete monument; thence SOUTH 02 degrees 30 minutes 00 seconds EAST 121.50 feet to a 6 inch diameter concrete monument; thence SOUTH 89 degrees 58 minutes 40 seconds EAST 160.26 feet to the point of beginning, containing 0.44 acres, more or less.

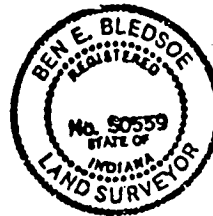
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 10th day of July, 1992.

Ben E. Bledsoe  
Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana



RECORDED  
A.M. \_\_\_\_\_ P.M. 12:32

JAN 13 1993

Deputy  
RECORDER MONROE CO., IN

Prepared By:

Smith Quillian Associates, Inc.



CONSULTING ENGINEERS

4625 Morningdale Drive  
Post Office Box 155  
Bloomington, Indiana 47402  
Telephone 812 336-8536  
FAX 812 336-0513

7301 E. 80th Street  
Suite 103  
Indianapolis, Indiana 46256  
Telephone 317 841-8102  
FAX 317 841-8120

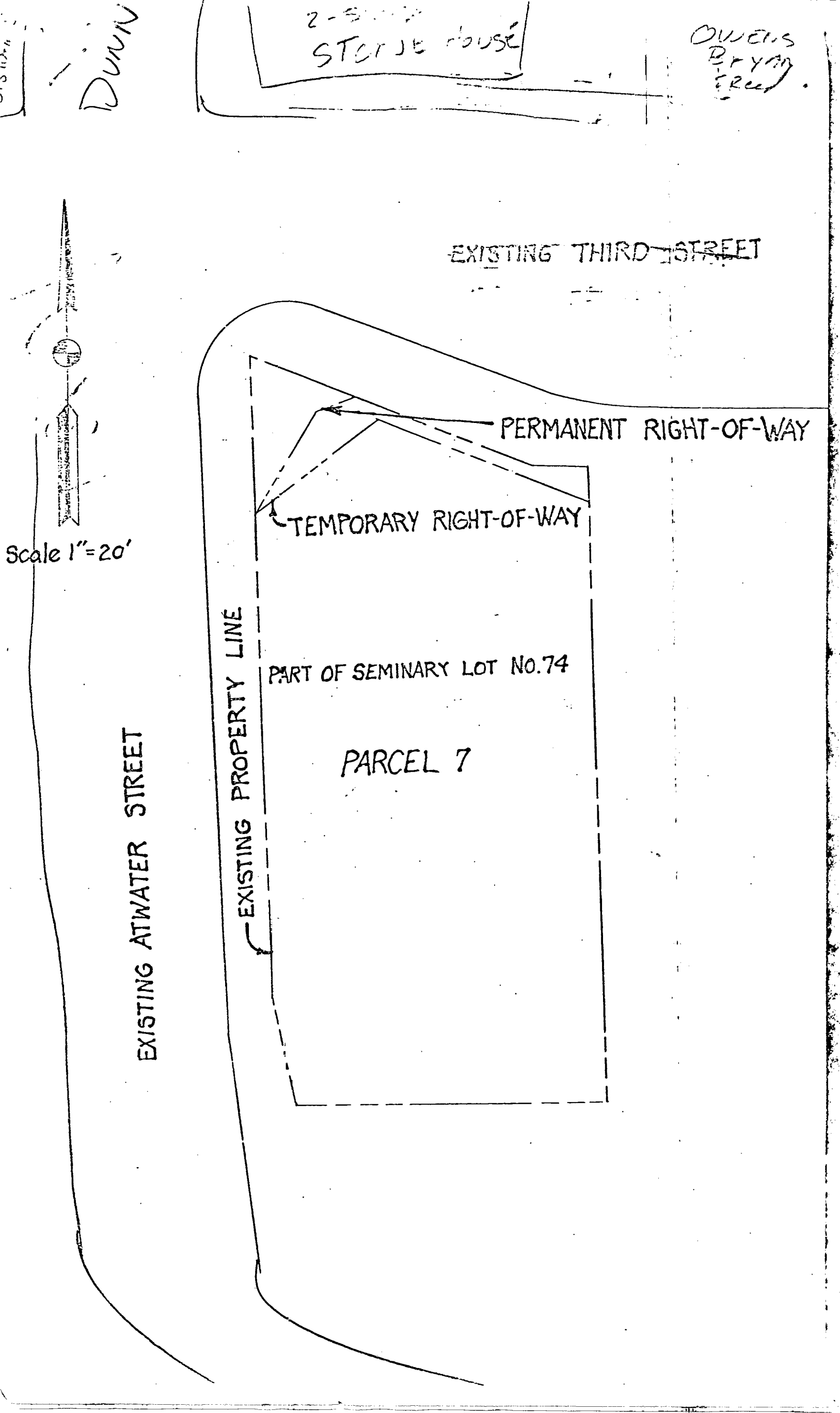
JOB NO. 1943

DATE 1-13-93

FOR Clair Gee

James L. Antenen & Christine A. Antenen  
OWNER OF RECORD





DRAIN

2-5000  
STONE HOUSE

OWNERS  
DRYING  
(REEL)

EXISTING THIRD STREET

PERMANENT RIGHT-OF-WAY

TEMPORARY RIGHT-OF-WAY

PART OF SEMINARY LOT NO. 74

PARCEL 7

EXISTING PROPERTY LINE

EXISTING ATWATER STREET

Scale 1"=20'

227

LINCOLN ST.

ORCHARD'S ADD.

TOWNSHIP LINE

3<sup>RD</sup> ST.

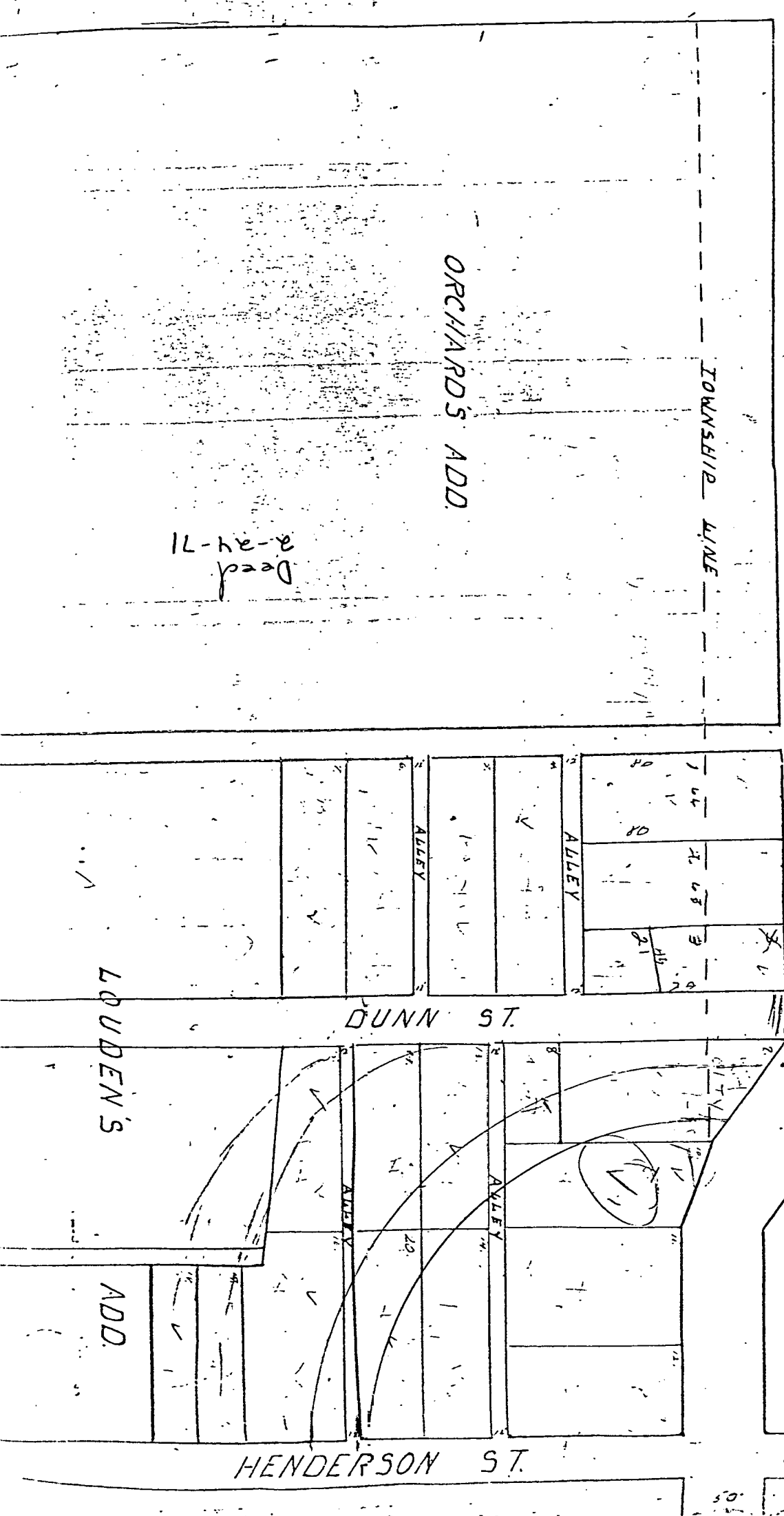
Deed  
2-24-71

DUNN ST.

LOUDEN'S

ADD.

HENDERSON ST.



123/1542

RECORDED  
A.M. P.M. 1:16

901392

JAN 2 2 1999

Jim Shedd  
RECORDER MONROE CO., IN

1000 WEST, LLC (DR 476, PG 338)  
(DR 477, PG 217)  
CAITILIN KELLY (DR 372, PG 211)

# Bledsoe Tapp & Riggert, Inc.

BEN B. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.

-Quality Land Surveying and Civil Engineering Services-

359 Landmark Avenue  
Bloomington, IN 47404  
(812) 336-8277  
(812) 384-1114  
FAX: (812) 336-0817

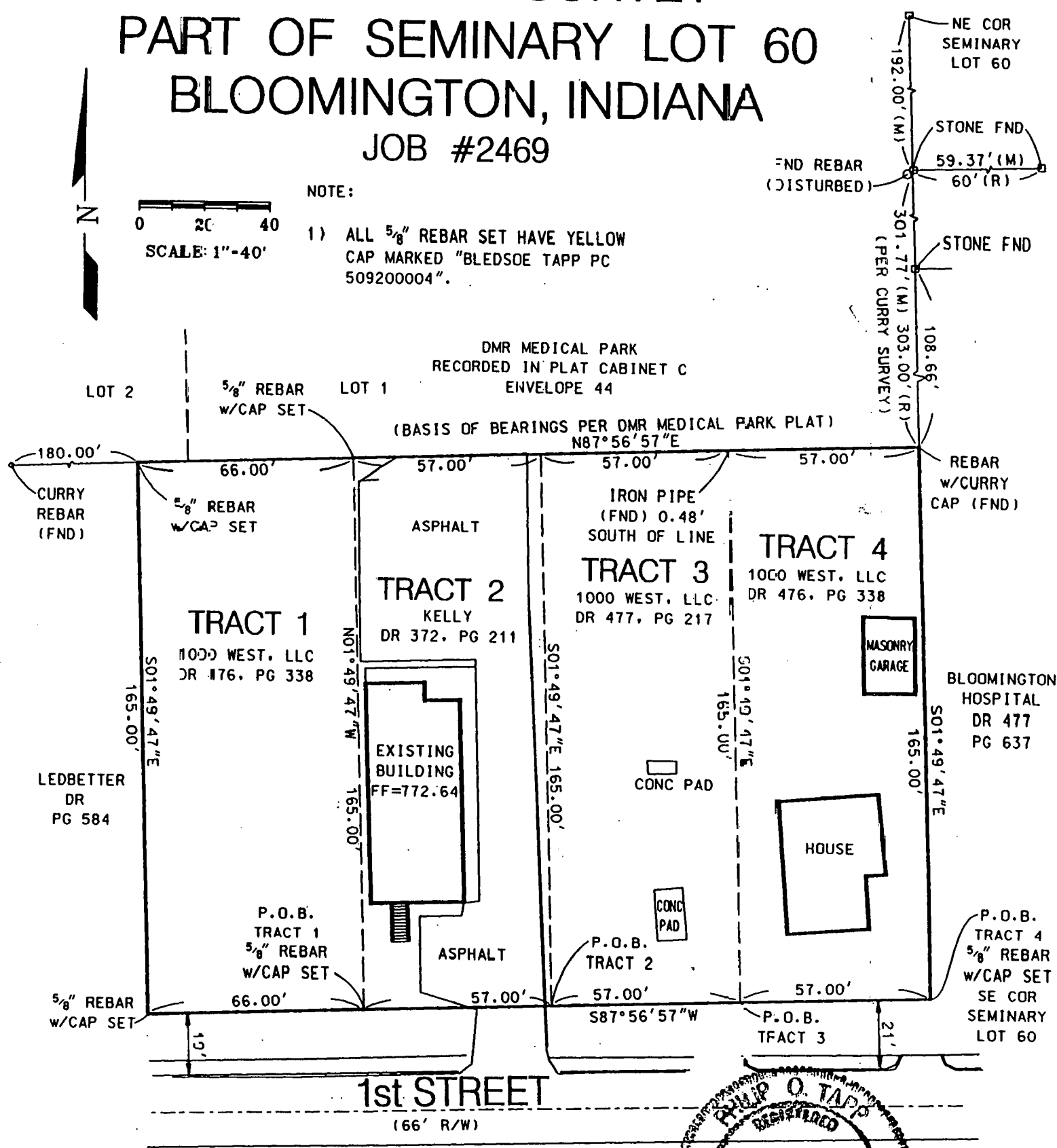
## BOUNDARY SURVEY PART OF SEMINARY LOT 60 BLOOMINGTON, INDIANA JOB #2469



0 20 40  
SCALE: 1"=40'

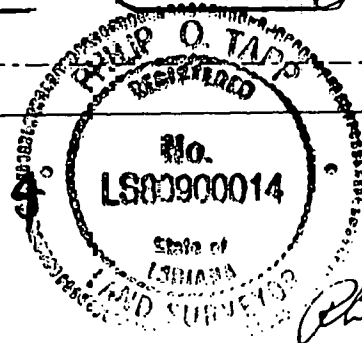
NOTE:

- 1) ALL 5/8" REBAR SET HAVE YELLOW CAP MARKED "BLEDSOE TAPP PC 509200004".



FIELD WORK PERFORMED  
12/93

SHEET 1 OF 4



1/21/99

**Bledsoe Tapp & Riggert, Inc.***-Quality Land Surveying and Civil Engineering Services-*BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.359 Landmark Avenue  
Bloomington, IN 47403-5002  
(812)336-8277  
(812)384-1114  
FAX: (812)336-0817**BOUNDARY  
FOR  
CALLI OFFICE  
LEGAL DESCRIPTION  
Job #2469****TRACT 1**

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 171.00 feet to the point of beginning, marked by a 5/8-inch rebar with yellow cap; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 66.00 feet to a 5/8-inch rebar with yellow cap; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to a 5/8-inch rebar with yellow cap on the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 66.00 feet to a 5/8-inch rebar with yellow cap; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.25 acres, more or less.

**TRACT 2**

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 114.00 feet to the point of beginning; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 57.00 feet to a 5/8-inch rebar with yellow cap; thence NORTH 01 degree 49 minutes 47 seconds WEST a distance of 165.00 feet to a 5/8-inch rebar with yellow cap on the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 57.00 feet; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

**TRACT 3**

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

COMMENCING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 57.00 feet to the point of beginning; thence continuing SOUTH 87 degrees 56 minutes 57 seconds WEST, along said South line, 57.00 feet; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to the South line of the DMR Medical Park; thence NORTH 87 degrees 56 minutes 57 seconds EAST, along said South line 57.00 feet; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

**TRACT 4**

A part of Seminary Lot 60 in the City of Bloomington, more particularly described as follows:

BEGINNING at the Southeast corner of said Seminary Lot 60 marked by a 5/8-inch rebar with yellow cap; thence SOUTH 87 degrees 56 minutes 57 seconds WEST (basis of bearing per DMR Medical Park Plat, Plat Cabinet "C", Envelope 44) along the South line of said Seminary Lot, 57.00 feet; thence NORTH 01 degree 49 minutes 47 seconds WEST, a distance of 165.00 feet to the South line of the DMR Medical Park; thence NORTH 87 degrees 55 minutes 57 seconds EAST, along said South line 57.00 feet to a 5/8-inch rebar with yellow cap; thence SOUTH 01 degree 49 minutes 47 seconds EAST, a distance of 165.00 feet to the point of beginning, containing 0.22 acres, more or less.

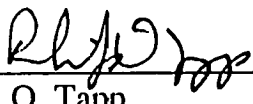
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 21<sup>st</sup> day of January, 1999.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



**Bledsoe Tapp & Riggert, Inc.***-Quality Land Surveying and Civil Engineering Services-*

BEN E. BLEDSOE, L.S.  
 PHILIP O. TAPP, L.S.  
 WILLIAM S. RIGGERT, P.E.  
 359 Landmark Avenue  
 Bloomington, IN 47403-5002  
 (812)336-8277  
 (812)384-1114  
 FAX: (812)336-0817

**REPORT OF SURVEY**  
**#2469**

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

**The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.**

This survey was performed at the request of Michael Chambley with Miller Architects on behalf of the owner. The survey was done to monument the corners of the deed. There are four tracts contained in three deeds. They are in the name of 1000 West, LLC (Deed Record 476, page 338 and Deed Record 477, page 217) and Caitilin Kelly (Deed Record 372, page 211).

**MONUMENTS FOUND:**

- 1. Southeast corner Lot 1 and corner on Lot 2 of DMR Medical Park; rebar/cap (Curry)
- 2. Stones and rebars found on survey by Curry Job #109010
- 3. As-built location of the centerline of First Street

**ESTABLISHMENT OF LINES AND CORNERS:**

- 1. Held the Curry cap found at the Southeast corner of Lot 1, DMR Medical Park for our Northeast corner. Set the North line from this point along a line to the found rebar on Lot 2 of said DMR Medical Park. Held record distance for all four tracts.
- 2. Set East line from Northeast corner previously established along the prolongation of line from stone monuments found to the North. Set Southeast corner at record distance of 165.00 feet.
- 3. Set South line parallel to the North line at record distance and set West line parallel to East line at record distance.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 1.23 feet in North-South direction, 0.25 feet in East-West direction.

Due to *discrepancies* in the record description; None.

Due to *inconsistencies* on lines of occupation; None.

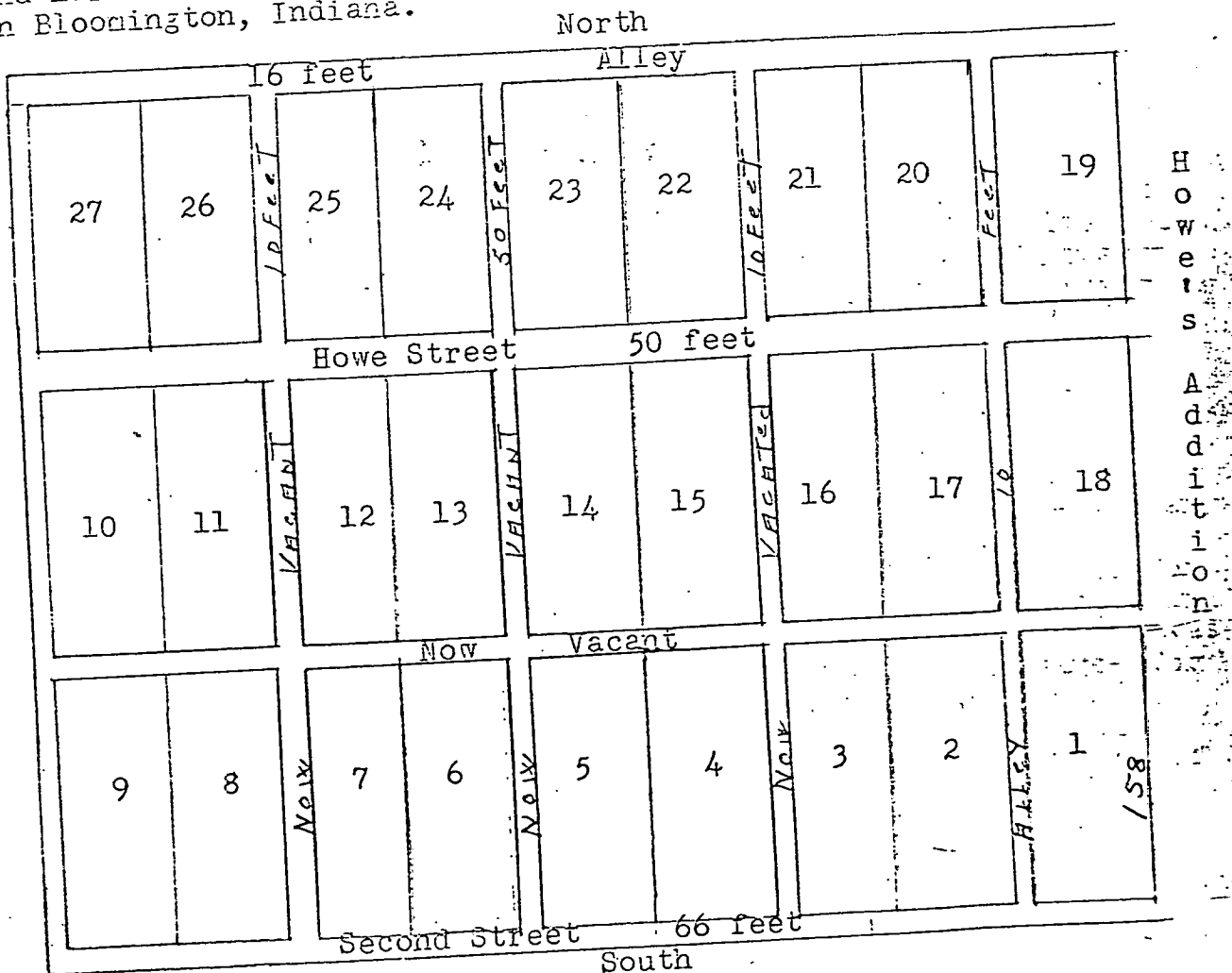
# REAL ESTATE TRANSFER

JAN 20 1981

Auditor Monroe County, Indiana

21.

At page 36 of Plat Book 1 on file in the Recorder's Office of Monroe County, Indiana, appears the following Plat and description of East and Marshall's subdivision of Seminary Lot 47 of Seminary Addition in Bloomington, Indiana.



For Plat and Resolutions vacation of certain Streets and Alleys in said Plat see Plat Book 2 Page 42. July 28, 1896..  
East and Marshall's Addition  
The above Plat represents East's and Marshall's subdivision of Seminary Lot No. 47 of Seminary Addition in Bloomington, Indiana.

The Plat is bounded on the East by Howe's Addition and on the South by Second Street. The Lots are all 60 feet wide and the length of same are marked in figures on the Plat. Alleys and Streets are also marked in figures to designate their width in feet. H. Henley, City Engineer.  
William H. East, R. Marshall Owners.

State of Indiana, County of Monroe, SS:  
Before me a Notary Public in and for said County personally came William H. East and Robert Marshall and acknowledged the execution of the foregoing Plat for the purpose therein named.  
William C. East  
Notary Public

SEAL

Filed for Record June 4th, 1889 at 4 o'clock P. M.  
D. Talbott  
Recorder Monroe County, Indiana

Note: Streets and Alleys are in Red Ink are now vacant.  
See Plat Book 2, page 42.

*-Quality Land Surveying and Design Services-*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.

1602 West Third Street  
Suite F  
Bloomington, IN 47404  
(812) 336-8277  
FAX (812) 336-0817

Pt. Seminary Lot 153

BOUNDARY & TOPOGRAPHIC SURVEY

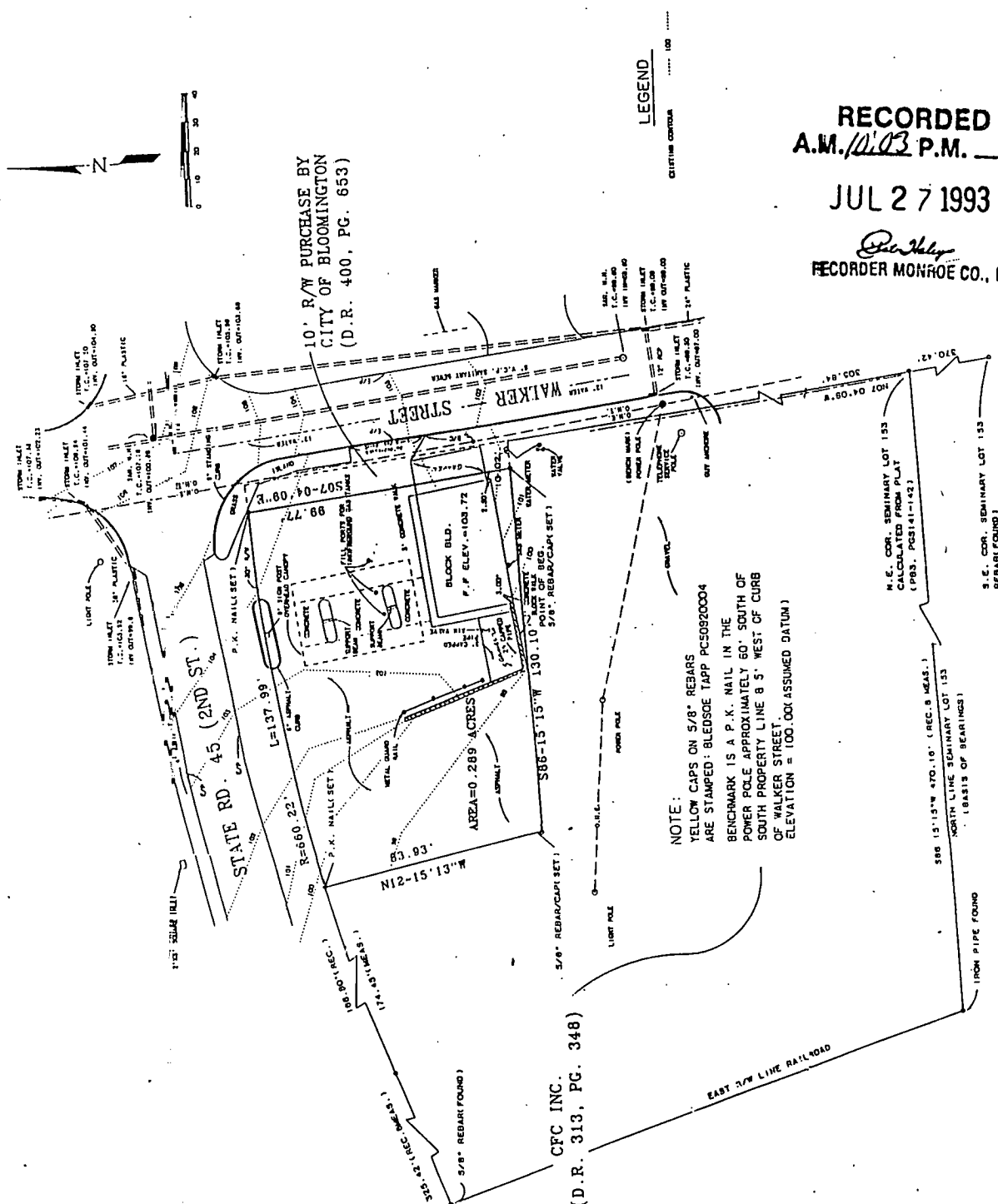
FOR  
SWIFTY OIL  
BLOOMINGTON, INDIANA

**OWNER:**  
**CFC, Inc.**

RECORDED  
A.M. 10:03 P.M.     

JUL 27 1993

*Doc Haley*  
RECORDER MONROE CO., IN





In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of Ted Griffith on behalf of Swiftly Oil.

The survey is a part of Seminary Lots 152 & 145 to the City of Bloomington, Monroe County, Indiana.

The deed (Book 313, page 348) is in the name of CFC, Inc. with an unrecorded lease agreement to Swiftly Oil.

Corners Found:

- Southeast corner of Seminary Lot 153, rebar.
- Northwest corner of Medical Offices plat, iron pipe.
- Northwest corner of CFC, Inc. property (DR 313, page 348), rebar.
- Right-of-Way stakes for new right-of-way take by City of Bloomington, wood hubs.

Deed Analysis:

The subject deed for the lease agreement has a misclosure of 6'. The acreage computed 0.289 acres (as corrected description).

The description has been modified in order to utilize existing monumentation and controlling calls in the original description.

There exists a 7' gap between the monuments for the right-of-way take by the City of Bloomington and the description. The right-of-way monuments (wooden hubs) are in conflict with monumentation found to the south on the Medical Offices plat.

Establishment of Lines:

East Line - The Northeast corner was set on the South right-of-way of 2nd Street (30' r/w) and 10' west of the prolongation of the East line of Seminary Lots 152, 153 and 145. The Southeast corner was set at the record distance south of the South right-of-way of 2nd Street and 10' west of the prolongation of said Seminary Lots.

South Line - The Southwest corner was set at record distance from the Southeast corner on a line parallel with the South line of Seminary Lot 152.

North Line - The Northwest corner was set at the record distance on the South right-of-way line of 2nd Street.

West Line - Set between the Southwest and Northwest corners previously described. The distance along this line was modified from the original description to allow the description to close.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments, 7' in east-west direction. Discrepancy from proposed right-of-way monuments to existing monuments on Medical Offices plat.

Due to *discrepancies* in record information, 6' from deed misclosure.

Due to *inconsistencies* in lines of occupation, none.

Swiftly Oil Description  
Job #0048

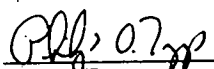
A part of Seminary Lots 145 and 152 to the City of Bloomington, in Monroe County, Indiana, being more particularly described as follows:

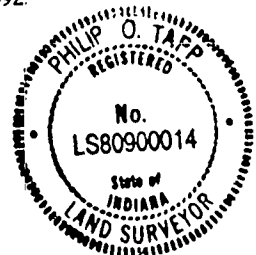
Commencing at the Northeast corner of Seminary Lot 153; thence NORTH 07 degrees 04 minutes 09 seconds WEST along the East line of Seminary Lot 152 a distance of 305.94 feet; thence SOUTH 86 degrees 15 minutes 15 seconds WEST 10.02 feet to a 3/8" rebar and the point of beginning; said point being on the West right-of-way of Walker Street; thence continuing SOUTH 86 degrees 15 minutes 15 seconds WEST parallel with the South line of Seminary Lot 152 130.10 feet to a 5/8" rebar; thence NORTH 12 degrees 15 minutes 13 seconds WEST 83.93 feet to the South right-of-way of State Road 45 and a p.k. nail; said point being on a non-tangent curve concave to the south and having a radius bearing SOUTH 17 degrees 17 minutes 43 seconds EAST 660.22 feet; thence northeasterly through a central angle of 11 degrees 58 minutes 30 seconds a distance of 137.99 feet to a p.k. nail at the intersection of the South right-of-way of State Road 45 and the West right-of-way of Walker Street; thence SOUTH 07 degrees 04 minutes 09 seconds EAST along the said West right-of-way 99.77 feet to the point of beginning, containing 0.289 acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing. Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was prepared in office from record information either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 30<sup>th</sup> day of December, 1992.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



SURVEYOR'S AFFIDAVIT

STATE OF INDIANA       )  
                                   )SS:  
 COUNTY OF MONROE       )

Gary Cobb, being first duly sworn upon his oath, deposes and says:

1. That he is a registered land surveyor RLS Indiana S8377;
2. That Daniel Steinmetz took title to the following described real estate by deed from Roland Nobis dated December 20, 1985, recorded January 9, 1986 in Deed Record 321, pages 385-387, in the office of the Recorder of Monroe County, Indiana.

**Tract 1**

A part of Seminary Lot Number One Hundred Fifty-four (154) near the City of Bloomington, in Monroe County, Indiana, bounded as follows, to-wit: Beginning at a point on the South right-of-way line of State Highway #45 measuring Five (5) feet South and One Hundred Six and Seventy-five Hundredths (106.75) feet South eighty-five (85) degrees three (03) minutes East of the Northwest corner of said Seminary Lot; thence South and parallel with the East line of the Highway known as Adams Street running North and South along the West boundary line of said Seminary Lot for One Hundred (100) feet; thence North eighty-five (85) degrees three (03) minutes West and parallel to the South right-of-way line of said State Highway #45 for One Hundred (100) feet to a point on the East line of Adams Street measuring One Hundred Five (105) feet South from the Northwest corner of said Seminary Lot measuring along the West line thereof; thence running South on and along the East line of said Highway known as Adams Street and the West line of said Seminary Lot for One hundred Forty-eight (148) feet and to the North line of that part of said Seminary Lot conveyed by Frank Groh and Sara Groh, husband and wife, to Marion Hendricks and Gladys Hendricks, husband and wife, by deed dated June 26, 1948, as shown in Deed Record 105, page 78, in the office of the Recorder of Monroe County, Indiana; thence East along said North line One Hundred Fifty-eight and One-half (158 1/2) feet; thence North Two Hundred Forty-eight (248) feet to the center of the driveway referred to in Deed executed by Frank Groh to Marion Hendricks and Gladys Hendricks, husband and wife, dated January 16, 1952, and recorded in Deed Record 111 at pages 185-186 in the office of the Recorder of Monroe County, Indiana; thence West Fifty-one and Twenty-five Hundredths (51.25) feet, more or less, to the point of beginning.

Subject to an easement for the use of a driveway Fifteen (15) feet in width over and across the entire East side of the above-described lot as a means of ingress and egress to adjoining land.

**Tract 2**

A part of Seminary Lot Number One Hundred Fifty-four (154) in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Five (5) feet South and Six and Seventy-five Hundredths (6.75) feet East of the Northwest corner of said Lot Number One Hundred Fifty-four (154); thence along the South right-of-way line of State Highway No. 45 South eighty-five (85) degrees three (03) minutes East for a distance of One Hundred (100) feet; thence South and parallel with the present East line of Adams Street for a distance of One Hundred (100) feet; thence North eight-five (85) degrees three (03) minutes West and parallel to the South right-of-way line of State Highway No. 45 for a distance of One Hundred (100) feet to a point on the East line of Adams

RECORDED

A.M. 11:35 P.M.

MAR 03 1993

RECORDER MONROE CO., IN

Street; thence North along the East line of Adams Street for a distance of One Hundred (100) feet to the place of beginning; together with all rights, reversionary or otherwise, in the abutting highway. street and any alley.

Tract 3

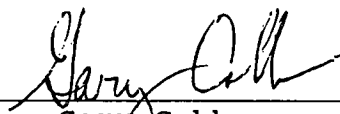
A part of Seminary Lot Number One Hundred Fifty-four (154) in Monroe County, Indiana, described as follows, to-wit: Beginning at a point on the North line of said Lot Number One Hundred Fifty-four (154), measuring One Hundred Forty-eight and One-half (148 1/2) feet East of the Northwest corner thereof, and on the centerline of an existing driveway; running thence South Two Hundred Fifty-three (253) feet; thence East Sixty-six (66) feet; thence North Two Hundred Fifty-three (253) feet, and to the North line thereof; thence running West on said North line Sixty-six (66) feet and to the point of beginning.

3. That he prepared a survey of the real estate under date of February 18, 1993 more particularly describing said real estate as follows:

A part of Seminary Lot No. 154 in the City of Bloomington, in Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 5.00 feet South and 6.75 feet East of the Northwest corner of said Seminary Lot No. 154; thence running East for 141.75 feet; thence North 04 degrees 57 minutes West for 5.00 feet to a point 148.50 feet east of the northwest corner of said Seminary lot; thence East for 66.00 feet, thence South 04 degrees 57 minutes East for 253.00 feet; thence West for 207.75 feet and to the apparent right-of-way of Adams Street; thence along said right-of-way North 04 degrees 57 minutes West for 248.00 feet and to the point of beginning. Containing in all 1.19A, more or less.

4. That the real estate described as Tracts 1, 2, and 3 in the above-described deed in Item 2 above is one and the same as the real estate described in the survey dated February 18, 1993, prepared by Gary Cobb, RLS Indiana S8377, described in item 3 above.

Further, affiant saith not.

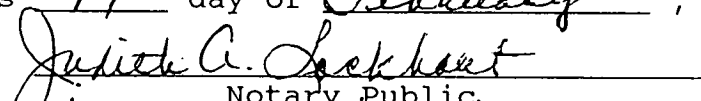
  
\_\_\_\_\_  
Gary Cobb

STATE OF INDIANA       )  
                              ) SS:  
COUNTY OF MONROE     )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary Cobb and acknowledged the execution of the foregoing Surveyor's Affidavit.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19 day of February, 1993.

My Commission Expires: 2-22-96

  
\_\_\_\_\_  
Notary Public  
Judith A. Lockhart  
Printed Name

Residing in Monroe County

This instrument prepared by Steven K. Emery, Attorney at Law, Harrell, Coyne & Emery, A Professional Corporation 205 North College Avenue, Suite 400, Bloomington, IN 47404  
Fk93-08.3

EXHIBIT "A"

BK 2 pg 293

## BLOOMINGTON ENGINEERING COMPANY

SURVEY ENGINEERING  
R.R. #1, BOX 113A  
SOLSBEFRY, INDIANA 47459  
PHONE 812-876-6642



### SECOND & ADAMS SITE LEGAL DESCRIPTION:

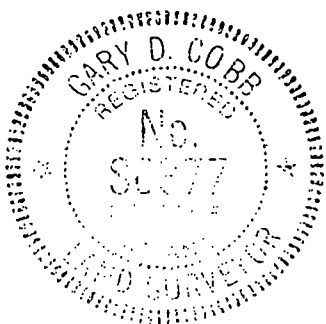
A PART OF SEMINARY LOT NO. 154 IN THE CITY OF BLOOMINGTON, IN MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT IS 5.00 FEET SOUTH AND 6.75 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT NO. 154, THENCE RUNNING EAST FOR 141.75 FEET, THENCE  $N04^{\circ}-57'W$  FOR 5.00 FEET TO A POINT 148.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT, THENCE EAST FOR 66.00 FEET, THENCE  $S04^{\circ}-57'E$  FOR 253.00 FEET, THENCE WEST FOR 207.75 FEET AND TO THE APPARENT RIGHT-OF-WAY OF ADAMS STREET, THENCE ALONG SAID RIGHT-OF-WAY  $N04^{\circ}-57'W$  FOR 248.00 FEET AND TO THE POINT OF BEGINNING. CONTAINING IN ALL 1.19 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS 12.00 FEET IN WIDTH LYING ON THE WEST SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SEMINARY LOT MEASURING 214.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SEMINARY LOT, THENCE  $S04^{\circ}-57'E$  PARALLEL TO THE WEST LINE OF SAID SEMINARY LOT FOR 253.00 FEET.

DESCRIPTION PREPARED FROM A SURVEY CONDUCTED UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS A REVISION OF A COMPOSITE DESCRIPTION (D.R. 321, P.386) IN ORDER TO ESTABLISH THE EAST BOUNDARY LINE AT 214.50 FEET EAST OF THE NORTHWEST CORNER:

*Gary D. Cobb*

GARY D. COBB, R.L.S. # 50377  
FEBRUARY 18, 1993



THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

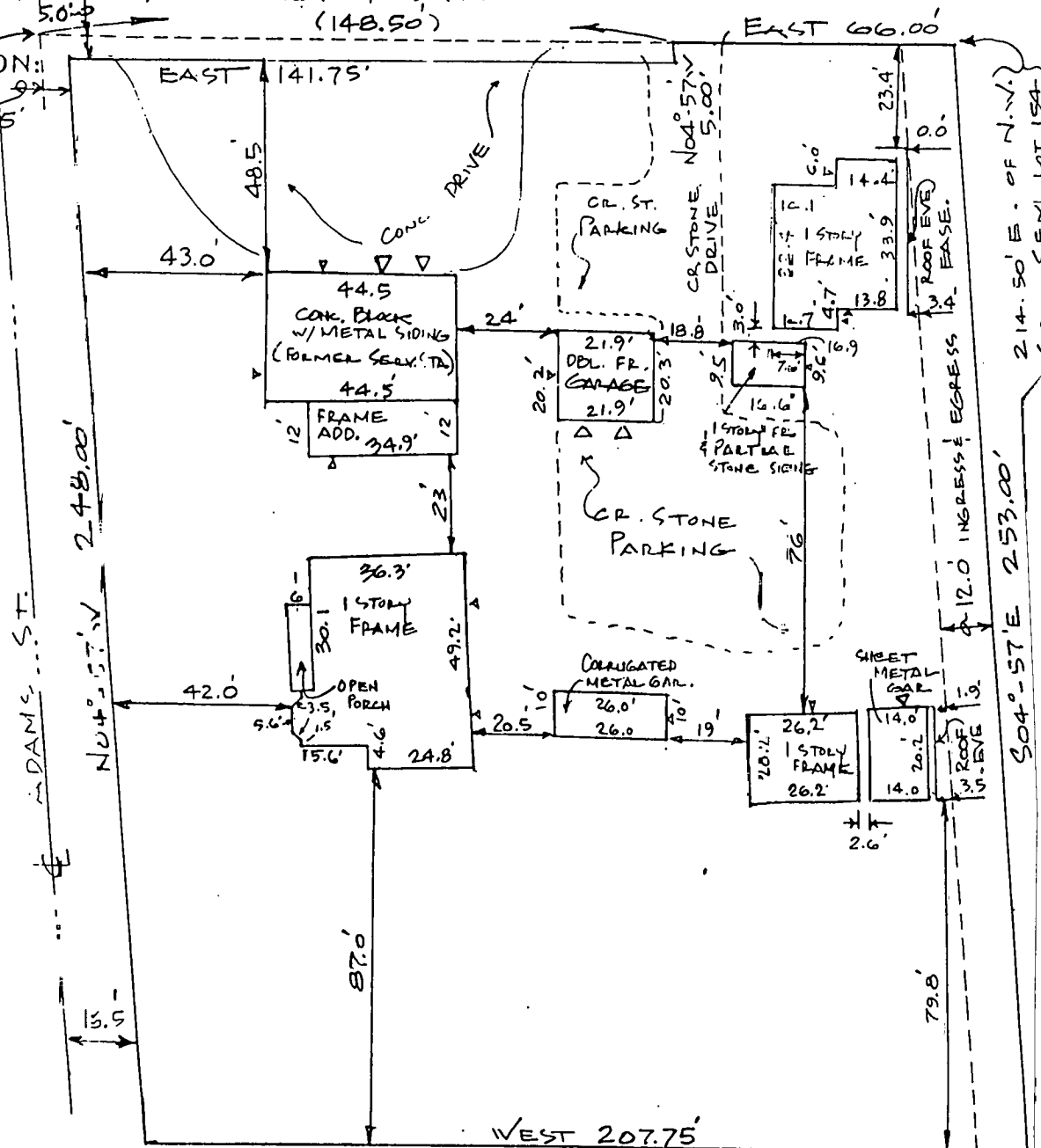
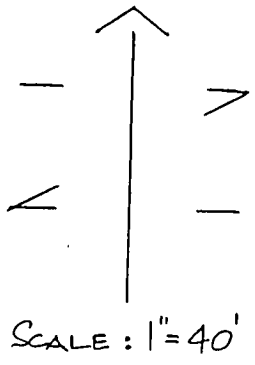
2ND ADAMS, BLOOMINGTON, INDIANA

PROPERTY ADDRESS:

PROPERTY DESCRIPTION:

(ATTACHED)

N.W. COR.  
SEM. LOT 154



I certify that the property does not appear to be in a flood hazard area.

*Thayne Calk*

DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

REFERENCE NO.

REFERENCE NO.

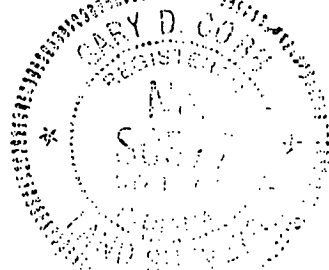
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE 2/18/93

SURVEYORS SIGNATURE *Thayne Calk*

SURVEYORS JOB NO.



SEAL

Jim Fielder  
Monroe County Recorder IN  
IN 2000017788 SURVEY  
10/24/2000 09:31:37 1 PGS  
Filing Fee: \$18.00

SURVEYOR'S REPORT  
FOR  
ROGERS PROPERTY MANAGEMENT

In accordance with Title 865, Article 1.1, Chapter 12 (formerly Rule 13) Sections 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various violations to the formation of lines and corners established on this survey as a result of:

- A). (Variances) in the reference documents
- B). (Discrepancies) in the record description and plate
- C). (Inconsistencies) in lines of occupation and:
- D). (Random Errors) in measurement (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specification for a Class "B" survey ( $\pm 0.25$  feet) as defined in I.A.C. 845.

SUBJECT PROPERTY:

An ALTA survey was performed on the property owned by Rogers Property Management L.L.P. (D. R. 348, Pg. 68, D. R. 336, Pg. 372 and D. R. 424, Pg. 477) in the office of the Recorder of Monroe County, Indiana. This property is located in Seagrave Lot 38 in the City of Bloomington, Indiana.

REFERENCE MONUMENTS:

11. A 1/2" rebar was found at the northwest corner of out Lot 8 and on the south right-of-way of 1st Street. This spike was accepted and held.
12. A railroad spike was found on the south right-of-way of 1st Street and on the west side of an alley. This spike was accepted and held. The variance between record vs. measured between said corner and the corner described in Line #1 is 16.50 vs. 16.48, respectively.
13. A railroad spike was found marking the ~~northeast~~ corner of 10, R. 126, Pa. 153 and 2nd Street. This spike was accepted and held. The variance between record vs. measured between said corner and the corner described in Line #1 is 16.50 vs. 16.48, respectively.
14. A railroad spike was found marking the northeast corner of 10, R. 126, Pa. 153 and the south line of said alley. This spike was accepted and held. The variance between record vs. measured between said spike and the spike described in Line #1 is 225.00 vs. 224.36, respectively.
15. The back of the sidewalk running north and south was found to be on the east right-of-way of Rogers Street. The back of the sidewalk was accepted and held. The variance between record vs. measured between said spike and the spike described in Line #2 is 407.21 vs. 406.98, respectively.

LINEs OF OCCUPATION:

1. A curb line was found running east and west along the north line of D. R. 376. Pg. 372. This curb line is 0.22 - 1.77 feet south of said north line. No uncertainties are associated with this line.
2. A chain line fence was found running east and west along the west line of D. R. 376. Pg. 372. This fence is 7.33 - 9.50 feet north of said west line. No uncertainties are associated with this line.
3. A chain line fence was found running east and west along D. R. 424. Pg. 477. This fence is 0.40 feet south - 1.74 feet north of said north line. No uncertainties are associated with this line.
4. A chain line fence was found running north and south along the west line of D. R. 424. Pg. 477. This fence is 1.08 - 1.98 feet east of said west line. No uncertainties are associated with this line.
5. A wood privacy fence was found running north and south along the east line of (D. R. 348). Pg. 581. The fence is 5.31 - 5.65 feet east of said east line. No uncertainties are associated with this line.
6. A wood privacy fence was found running east and west along the north line of (D. R. 348). Pg. 581. This fence is 0.40 - 1.30 feet north of said north line. No uncertainties are associated with this line.
7. A sidewalk running north and south along the west line of (D. R. 376. Pg. 372 and D. R. 348). Pg. 581. This sidewalk is 0.00 - 0.09 feet east of said west line. No uncertainties are associated with this line.

## RECORD DESCRIPTIONS:

11. No discrepancies were found with the record description of the subject property.
21. Some uncertainties are associated with the adjacent descriptions due to the lead in calls call from adjacent owner of Seabury Lot 38.

The within survey was performed without benefit of source of title and is subject to any statement of fact revealed by the same.

Excavations have been located in the field and prepared with this survey drawing. The qualification will be completed and inspection of current title work.

RECORD LEGAL DESCRIPTION  
FOR  
ROGERS PROPERTY MANAGEMENT, ALTA

TRACT 1: A part of Section Lot Number 38 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point that is 380.50 feet South of the Northwest corner of said Section Lot No. 38, and on the East right-of-way of Rogers Street; thence running South and with said right-of-way for 52.14 feet; thence East for 150.00 feet; thence North for 52.14 feet; thence West for 150.00 feet; and to the Point of Beginning.

[illegible]

TRACT 3: Lot Number Fourteen (14) and Fifteen (15) in the Stull Addition to the City of Bloomington, Indiana, as shown by the recorded plat thereof.

T0: Rogers Property Management, LLP, Bank One, N.A., Old Republic National Title Insurance Company.

Easements have been located as per Old Republic National Title Insurance Company's Title Commitment Number 99-279.

SURVEY LEGAL DESCRIPTION  
FOR  
ROGERS PROPERTY MANAGEMENT, ALTA

TRACT #1: A part of Seminary Lot #38 in the City of Bloomington, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of Section Lot #88; thence NORTH 88 degrees 49 minutes 37 seconds East 21.79 feet to the east right-of-way of Rogers Street; thence SOUTH 00 degrees 30 seconds East 27.79 feet to the east right-of-way of 387.74 feet to a  $\frac{1}{4}$  corner with op. sett. of Point of Beginning; thence along said right-of-way 387.74 feet to a  $\frac{1}{4}$  corner; thence along said right-of-way 52.14 feet to a  $\frac{1}{4}$  corner; thence along said right-of-way 150.00 feet to a  $\frac{1}{4}$  corner; thence NORTH 88 degrees 49 minutes 40 seconds East 150.00 feet to a  $\frac{1}{4}$  corner with op. sett. thence NORTH 00 degrees 30 minutes 30 seconds East 32.14 feet to a  $\frac{1}{4}$  corner with op. sett. thence SOUTH 88 degrees 49 minutes 40 seconds East 150.00 feet to the POINT OF BEGINNING, containing 0.18 acres, more or less.

TRACT #2: A part of Secondary Lot #58 in Bloomington, Indiana, being more particularly described as follows:


[illegible]

TRACT 43: Lot Number Fourteen (14) and Fifteen (15) in the Still Addition to the City of Bloomington Indiana, as shown by the recorded plat thereof, containing 0.29 acres, more or less.

The subject real estate does not lie within the 100 year flood plain according to the F.E.M.A. flood hazard map. Community Panel Number 180169 0625 C, dated June 17, 1991.

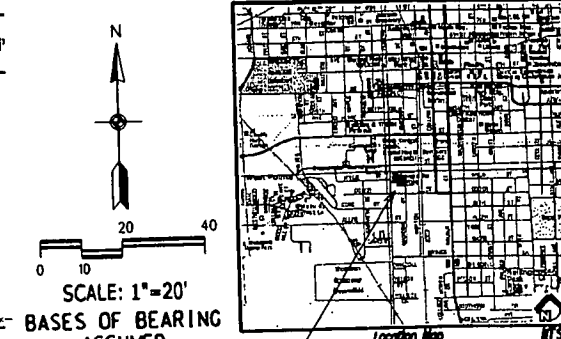
This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992 and include items (A) through (I) thereof, and pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification of the survey.

Certified this 24 day of June, 2000.








  
Eric L. Deakard  
Registered Land Surveyor No. 29900012  
State of Indiana

**MEDICAL PROPERTIES  
MANAGEMENT PARTNERSHIP  
DR. 350, PG. 358**

**MEDICAL PROPERTIES  
MANAGEMENT PARTNERSHIP  
DR.304, PC.399**



### MONUMENT LEGEND

- |                             |   |                     |
|-----------------------------|---|---------------------|
| STONE MONUMENT              |  | RAILROAD SPIRE      |
| STONE WITH A                |  | P.O., 19 11         |
| CONCRETE MONUMENT           |  | BENCHMARK           |
| 9'x10'x10'x10'x10' 2" = 5'x |  | TEMPORARY BENCHMARK |
| IRON ROD                    |  | NAIL AND TACK       |
| IRON PIPE                   |  | GPS MONUMENT        |
| NOT ON FORMERLY             |  |                     |

NOTE:  
1) Fieldwork for this survey was completed December 1999.

NEUMEYER & WILSON  
DR. 411, PG. 305

### TOPOGRAPHIC LEGEND

- [illegible]

LOT 13  
STULL ADDITION  
P.B. 3, PG. 59  
CABINET B, ENV. 45

Commenced at a stone 13 poles South of the NE corner of Seminary out lot No 45 Bloomington Ind and ran  $S 42^{\circ} E$  17 poles and 6 links and established corner A by planting a brick thence  $S 85 \frac{1}{2}^{\circ} W$  20 poles to corner B then commenced at a post 20 poles west of the NE corner of Seminary out lot No 45 Bloomington Ind ran  $S 42^{\circ} E$  20 poles and 6 links to corner B set a stone and established witness trees

+ Corner B witness trees wild cherry 18 <sup>inches</sup> West  $3 \frac{1}{2}$  links distant

corner B witness " wild cherry 15 inches  $S 32^{\circ} W$   $18 \frac{2}{3}$  links distant

Professor M M Campbell } Chain bearers  
and Stephen McPhetridge } Sworn

January the 11<sup>th</sup> 1870

E M K Baskirk  
Surveyor of Monroe County

The above survey was done in compliance with the following notice which was served and returned in witness whereof



# 213984 - 8-18-92  
 Variation of Alley in  
 from lot 45, 9-13  
 2nd to 1st St. 216, 9-13  
 De Hwy, Reader

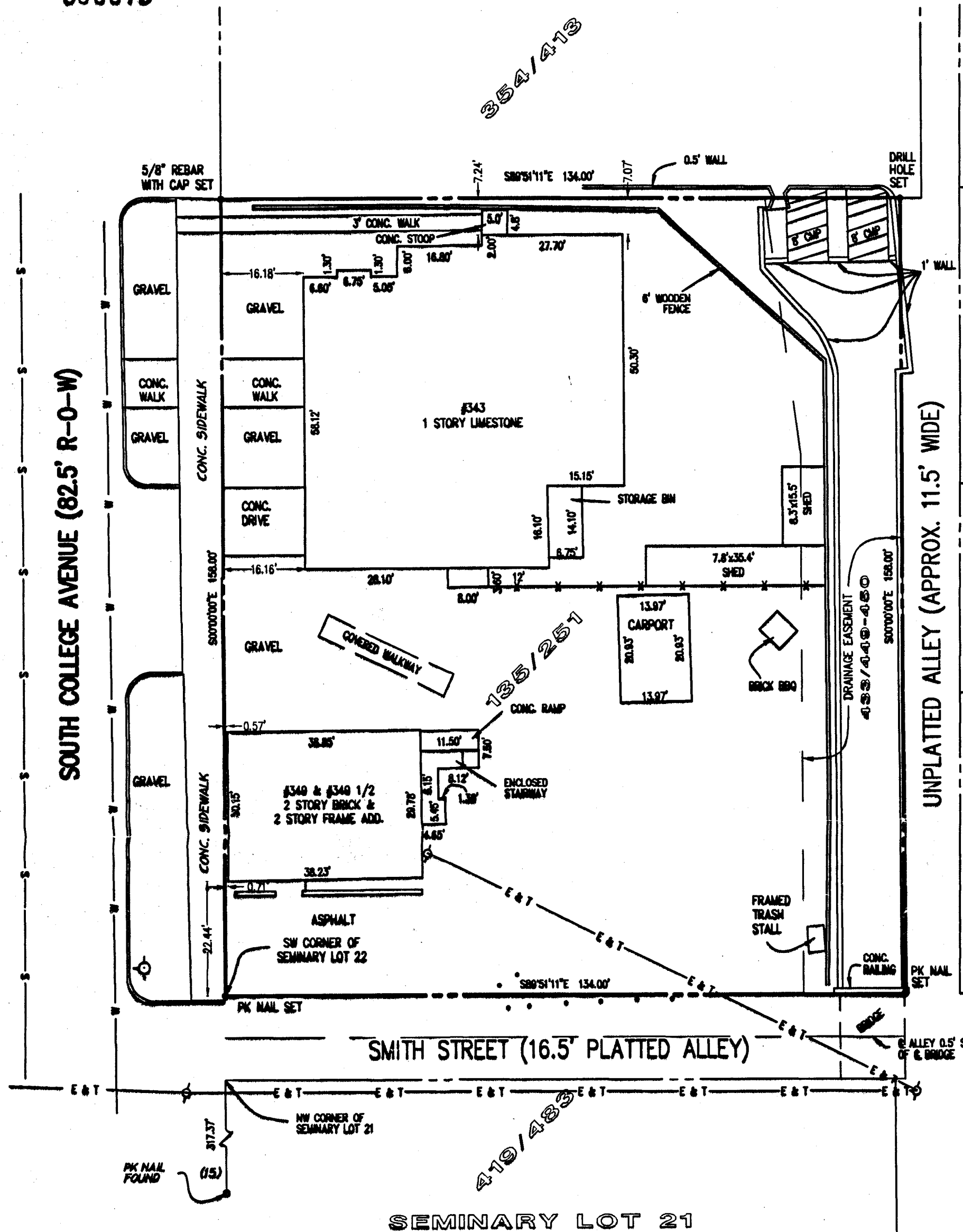
62 A.C.L. 7.2.1646 9.97	49 A.C.L. 7.3.9626 9.41	48 A.C.L. 7.3.2098 9.41	36 A.C.L. 7.2.1747 9.41	33 32	26 37	23 22	73 A.C.L. 7.9.8052 8.06	74 A.C.L. 13.3.7864 18.46	
61 A.C.L. 6.5.2484 8.51	50 A. 7.9.41	47 7 Acres 9.41	36 7 Acres 9.41	31 30 15	28 29 16 17	21 20 18 19	72 A.C.L. 7.9.9664 8.06	75 A.C.L. 13.8.6072 18.80	
2 <sup>nd</sup> Street or North Street				College Ave or Walnut Street				2 <sup>nd</sup> Street	
8.56 60 A.C.L. 8.3.8000 8.10	10.00 51 A.C.L. 7.4.1000 9.41	46 A.C.L. 9.4.1000 9.41	37 A.C.L. 10.4.3000 10.43	14 13 12 11 10 9	Seminary or University Square 10.A.		10.00 71 A.C.L. 10.0.0. 10.00	16.87 76 A.C.L. 16.9.1000 17.06	
1 <sup>st</sup> Street or South Street				Street				or 1 <sup>st</sup> Street	
10.73 59 A.C.L. 10.6.00 10.47	10.00 52 A.C.L. 10.0.00	6.59 45 A.C.L. 10.0.00	3.41 38 A.C.L. 8.8.3719	8 7	65 43 21	10.00 63 A.C.L. 6.6.9000	10.00 70 A.C.L. 10.0.0. 10.00	10.00 77 A.C.L. 17.2.7000 17.48	
10.00 58 A.C.L. 10.1.9000 9.91	10.00 53 A.C.L. 10.0.00	10.0.00 44 A.C.L. 10.0.00	39 A.C.L. 10.0.00	64 A.C.L. 10.0.00		10.00 69 A.C.L. 10.0.00	10.00 78 A.C.L. 17.6.4000 17.81		
10.00 57 A.C.L. 11.0.1400 9.32	10.00 54 A.C.L. 10.0.00	10.00 43 A.C.L. 10.0.00	10.00 40 A.C.L. 10.0.00	65 A.C.L. 10.0.00		10.00 68 A.C.L. 10.0.00	10.00 79 A.C.L. 21.6.3600 18.25		
10.00 56 A.C.L. 10.0.00	10.00 55 A.C.L. 10.0.00	10.0.00 42 A.C.L. 10.0.00	10.0.00 41 A.C.L. 10.0.00	66 A.C.L. 10.0.00		10.00 67 A.C.L. 10.0.00	10.00 80 A.C.L. 10.0.00		

E.



1802 CA

608878



SOURCE OF TITLE: 135/251

BASIS OF BEARING: SURVEY OF 327 S. COLLEGE AVE. (survey book 4, page 15)

ZONING: CG = GENERAL COMMERCIAL

DDOO = DOWNTOWN DEVELOPMENTAL OPPORTUNITY OVERLAY



Scale 1" = 20 ft

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
OVERHEAD ELECTRIC LINE	---E---
OVERHEAD TELEPHONE LINE	---T---
WATER LINE	---W---
SANITARY SEWER LINE	---S---
FENCE	-x-x-x-
DEED RECORD BOOK AND PAGE	407/32
FOUND	FD
DEED	D
MEASURED	M
UTILITY POLE	⊙
FIRE HYDRANT	⊙

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in surveyed property lines.

The following procedures were used to establish the subject property lines.

1. The west line of the subject parcel was established by a previous survey by this company that was recorded in Survey Book 4, page 15.
2. The north line of the subject parcel was established at dead distance (354/413) from the south line of the survey mentioned in item 1.
3. The east and south lines were established at dead distance from the previously established north and west lines.

Uncertainties in the boundary positions may result from any or all of the following factors:

A. Availability and Condition of Reference Monuments

Location and condition of monument are shown on the plat. Monuments are in good condition unless otherwise noted.

B. Ambiguities in Record Description

The deeds to the east leave a gap between the east line of the subject parcel where an unplatted physical alley exists. This gap varies from 8 to 12 feet depending on east-west dead dimensions.

C. Inconsistencies in Lines of Occupation

Generally, occupation lines fit with the deed lines.

D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods used, the theoretical uncertainty of all points in this survey is 0.10 feet, which meets the requirements of a Class "A" survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.

OLD LEGAL DESCRIPTION (135/251)

A part of Seminary Lot Number Twenty-two (22) in the City of Bloomington, Indiana, described as follows:

Beginning at the Southwest corner of said Seminary Lot Number Twenty-two (22), thence running North over and along the West line of said Seminary Lot Number Twenty-two (22) a distance of One Hundred Fifty-eight (158) feet, thence running East for a distance of One Hundred Thirty-four (134) feet, thence running South for a distance of One Hundred Fifty-eight (158) feet, thence running West a distance of One Hundred Thirty-four (134) feet to the place of beginning.

NEW LEGAL DESCRIPTION

A part of Seminary Lot Number Twenty-two (22) in the City of Bloomington, Indiana, described as follows:

Beginning at the Southwest corner of said Seminary Lot Number Twenty-two (22), thence running North 00 degrees 00 minutes 00 seconds West over and along the West line of said Seminary Lot Number Twenty-two (22) a distance of One Hundred Fifty-eight (158.00) feet, thence running South 89 degrees 51 minutes 11 seconds East for a distance of One Hundred Thirty-four (134.00) feet, thence running South 00 degrees 00 minutes 00 seconds East for a distance of One Hundred Fifty-eight (158.00) feet, thence running North 89 degrees 51 minutes 11 seconds West a distance of One Hundred Thirty-four (134.00) feet to the place of beginning, containing 0.49 acres, more or less.

RECORDED  
A.M. 10:10 P.M.

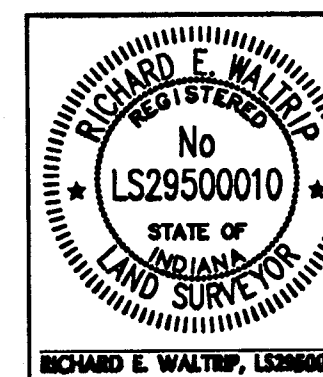
1 JUN 04 1996

Richard E. Waltrip  
RECORDER MONROE CO., IN

I hereby certify to Bank One, Bloomington, NA, and Fidelity National Title Insurance Company that this plat represents a Class "A" survey performed in accordance with survey standards set forth in Title 865, Chapter 12 of the Indiana Administrative Code and with the MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS. In witness thereof I hereunto attach my hand and seal this 10th day of May, 1996.

Richard E. Waltrip  
Richard E. Waltrip  
Indiana L.S. 29500010

May 10th 1996  
Date



343 S. COLLEGE AVE.  
PART OF THE WEST HALF  
OF SEMINARY LOT 22  
CITY OF BLOOMINGTON  
PLAT OF SURVEY

OWNER: MARY GLODYNE EASTON

DRAWING NO. 519629  
SHEET 1 of 1

# LAND TITLE SURVEY PART OF SEMINARY LOT 72 CITY OF BLOOMINGTON, INDIANA

BOOK 4 PAGE 505

805648

RECORDED  
A.M. P.M. 120  
MAR 3 0 1998  
RECORDED MONROE CO., IN

DESCRIPTIONS OF RECORD PER RECORDED DEEDS

TRACT 1  
Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

TRACT 2  
Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

TRACT 3  
Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

TRACT 4  
Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point that is 334.0 feet East, on the East line of South Washington Street and 160.0 feet, more or less, South of the Northwest corner of the said Seminary Lot Number 72, said point being due West of the Southwest corner of a two story building; thence South 65.0 feet, more or less, to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72; thence East over and along the North line of said alley for a distance of 132.0 feet and to the West line of a platted alley; thence North over and along the West line of the said alley for a distance of 65.00 feet, more or less, to a point due East of the Southeast corner of a two story building; thence West for a distance of 132.0 feet to the point of beginning.

The above described property being the same property as described in Schedule A of Lawyers Title Insurance Corporation Policy No. 136-00-939878 as follows:

DESCRIPTION  
Job #2091

A part of Seminary Lot Number 72 in the City of Bloomington, Indiana, more particularly described as follows:

BEGINNING at a P.K. nail being on the North line of said Lot Number 72, a distance of 334.00 feet East of the Northwest corner of said Lot Number 72; thence South 89 degrees 43 minutes 24 seconds East, 132.52 feet to a 1/4 inch rebar; thence South 00 degrees 01 minutes 30 seconds East, 229.20 feet to a 1/4 inch rebar; thence North 89 degrees 40 minutes 28 seconds West, 132.62 feet to a 1/4 inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 229.08 feet to the point of beginning, containing 0.70 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

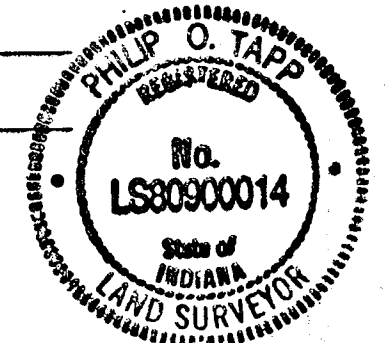
Per Community Panel Number 180169 0025 C, dated June 17, 1991, this property is not located in a flood hazard area.

Easement shown are per Lawyers Title Insurance Corporation, File Number 250-97, June 10, 1997, Policy #136-00-939878.

To First Mortgage Bank, Lehman, Middle Way Transitional Housing L.P., Lawyers Title Insurance Corporation, its successors and assigns that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements of ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA and ACSM in 1992, and includes No. Items of Table A thereof, and (ii) pursuant to the Accuracy Standards (as certification) of a "Rural" Survey.

Dated: 3/18/98

Signed: Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



## REPORT OF SURVEY Job #151

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plats;
- Inconsistencies in lines of occupation and;
- Random Errors in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 864.

This survey was performed at the request of the Middle Way House.

The deeds are in the name of Middle Way Transitional Housing L.P. and recorded in DR 457, PG 641 and DR 439, PG 631-632.

There were no overlaps or gaps between the record deeds.

The streets (Washington, Lincoln, Second and Smith Avenue) were as-built to determine the property lines. A search of the entire block produced no evidence of previous corners set.

The respective lines of the block measured as follows:  
North line (along Smith Avenue): 299.14 (M) vs. 298.00 (R).  
East line (Lincoln Street): 488.89 (M) vs. 488.00 (R).  
South line (Second Street): 299.60 (M) vs. 298.00 (R).  
West line (Washington Street): 490.21 (M) vs. 488.00 (R).

All tracts were prepared based on the above measurements.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 0.25 feet in all directions on all corners.

Due to discrepancies in the record descriptions: none.

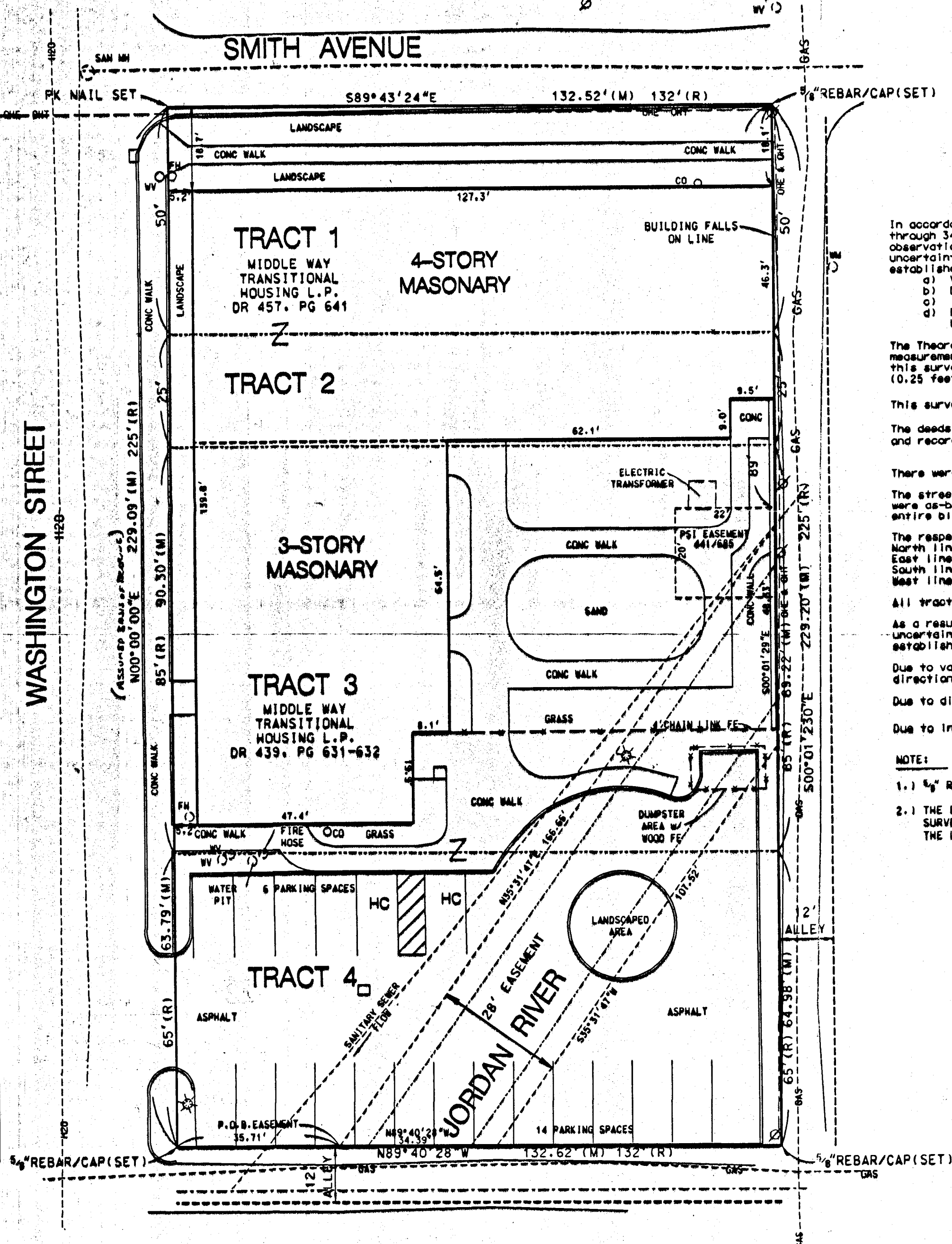
Due to inconsistencies in lines of occupation: none.

## NOTE:

- 1/4" REBAR/CAP SET STAMPED BLEDSE TAPP PC50920004.
- THE BOUNDARIES FOR THIS SURVEY WERE BASED ON A PREVIOUS SURVEY BY BLEDSE TAPP & RIGGERT DATED MAY 6 TH, 1993, AND THE LEGAL DESCRIPTION

Field inspection performed  
March, 1998.

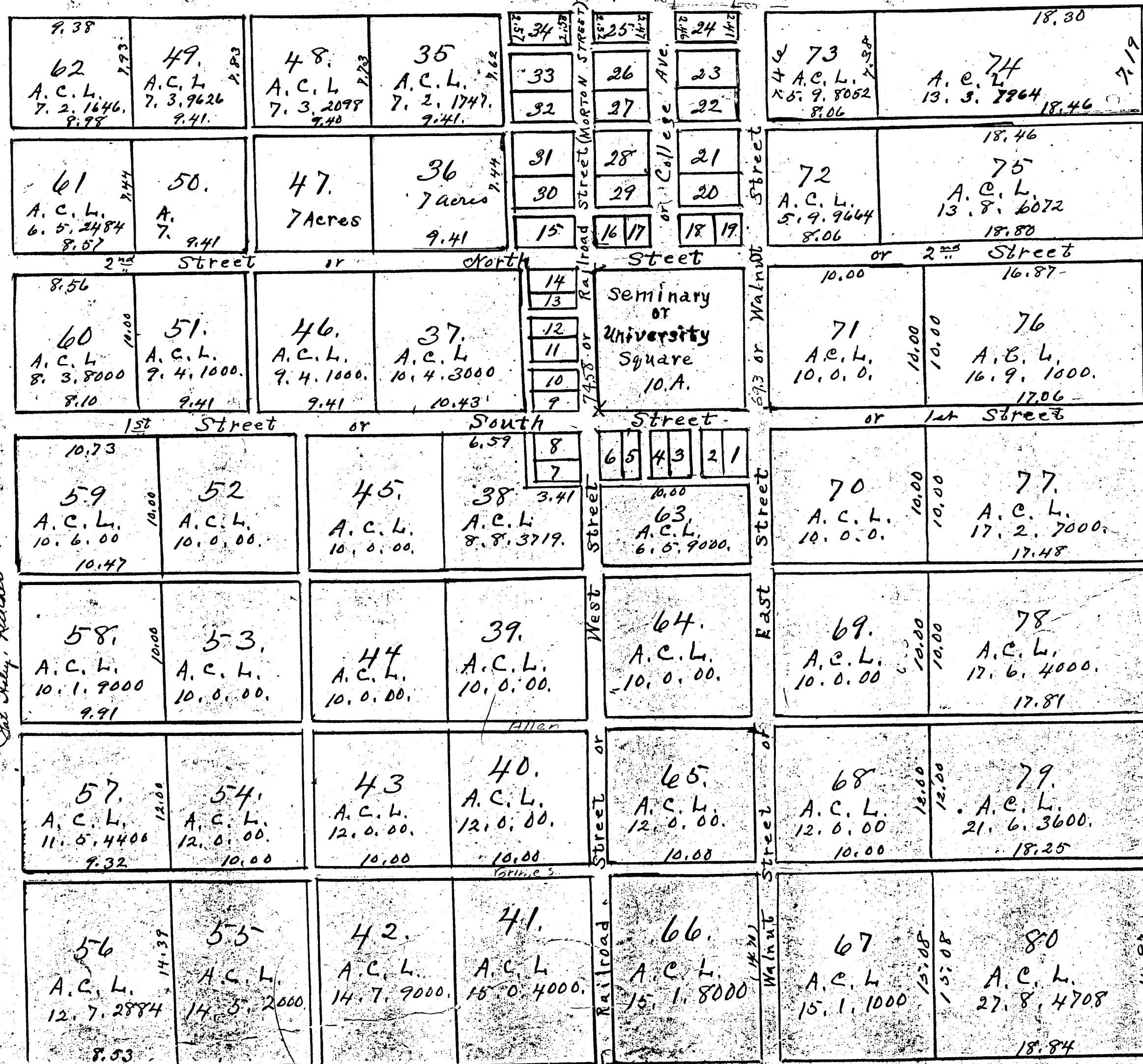
- LEGEND
- CATCH BASIN
  - ⊗ POWER POLE
  - UG- UNDERGROUND TELEPHONE
  - OHE- OVERHEAD ELECTRIC
  - OHT- OVER HEAD TELEPHONE
  - W- WATER VALVE
  - PH- FIRE HYDRANT
  - CO- CLEANOUT
  - ★ LIGHT POLE
  - HC HANDICAP SPACE





101889-Common  
Box 284 Pg 146  
2-20-21 Parkings  
Res.

SEMINARY  
PLAT OF SEMINARY SQUARE AND LOTS.  
Copied from Deed Book A. page 55.



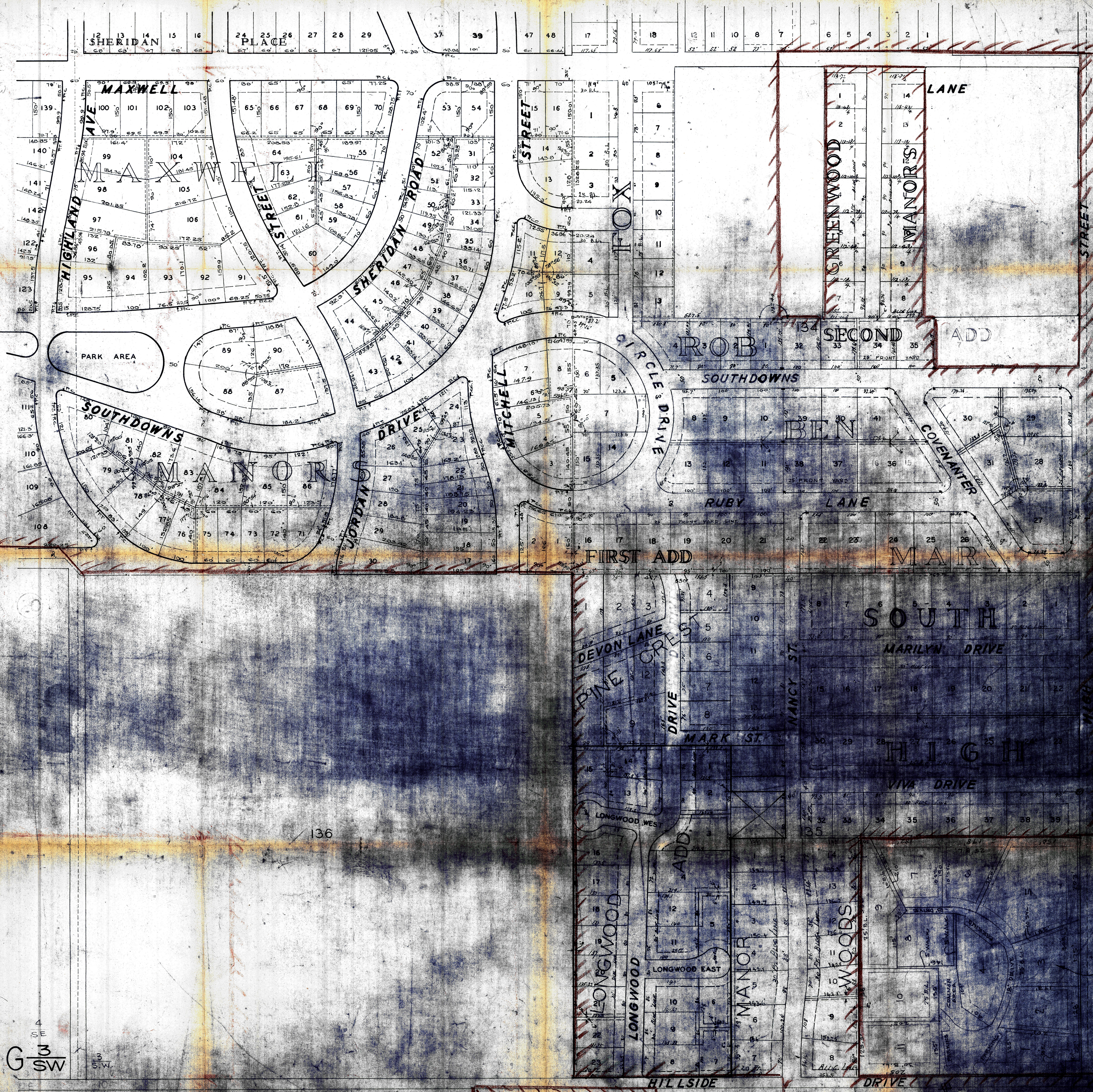
# 2/3984 - 8-18-92  
Variations only in  
Ann. 1st 45, 1st  
Ann. 2nd 216, Pg 13, 14  
The City, Kansas.

P. S. The late names given to the Streets in the above Plat (written with red ink) are not to be found in the Original Plat, from which the above is copied.

W. H. Jones



G 3 SW



REVISED MAR 1964  
BY N.Y.M.

G 3 SW

3 SW

3 SW



END OF DOCUMENT

Allendale Addition T. 8N. 1W Sec 4

Perry City

ALLEY

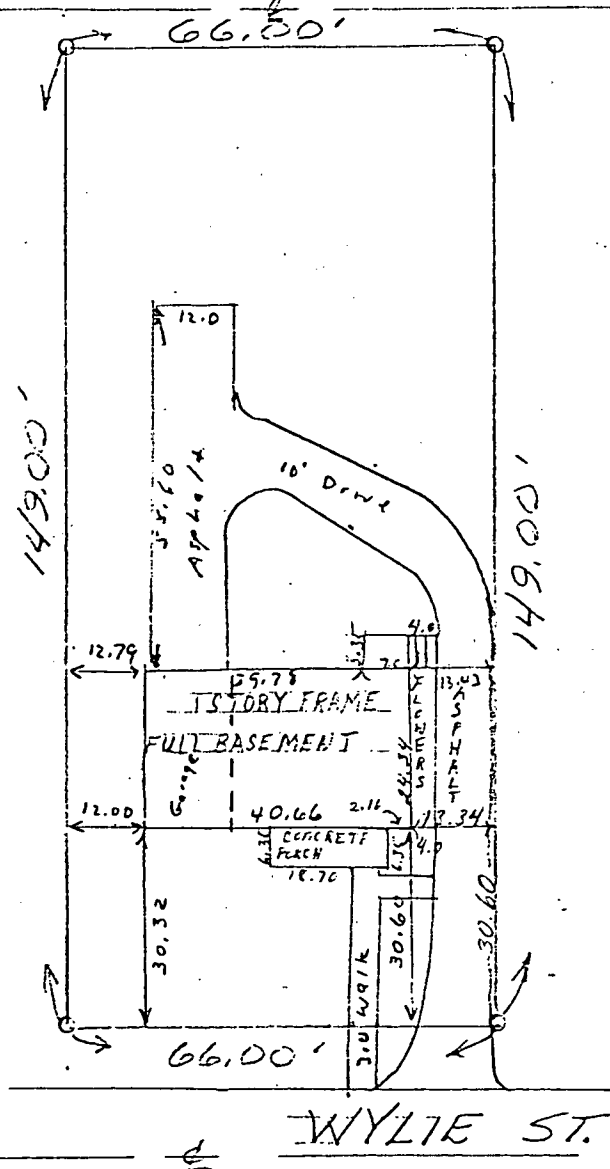
FILED

AUG 16 1977

Clifford L. Davies  
Auditor Monroe County, Indiana

Engineer's Plat  
Lot 118 Allendale second Addition  
Description:  
Lot 118 Allendale second Addition as  
shown on the recorded plat thereof  
in the Office of the Monroe County  
Recorder, Bloomington, Indiana.

scale 1" = 30'  
Aug 16, 1977



Engineer's Certification:

I hereby certify that this Plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham

Raymond Graham  
R. P. E. 8409 Ind.  
3215 N. Smith Pike  
Bloomington, Ind.



*Alford*

SECOND STREET

33 HENDERSON	171 171			44 VERNA	134.8 21			40 STREET	44.3 40			40 STREET	77 4 3 8		
	59 2				19 135 18 133 17 132				44.3 38 39 40 44.3				40 38 4 42 40 39		
59 59 59				59 59 59				59 59 59				59 59 59			

UNIVERSITY STREET

40 STREET	UNIVERSITY			STREET			40			
STREET	59 17 2.6	59 6	59 5	66 15	60 16 12.6	FESS	52 25 5.6	52 36 5.6	52 34 5.6	50
	57 8 16.6	57 14 13.2	57 13 5.7	52 27 5.5	52		52	52	50	
	57 8 13.2	53 10 13.2	53 11 13.2	57 13 6.6	52 28 13.2		52 30 2.6	52 31 5.1	52 32 5.2	50 33 2.6

FIRST STREET

FIRST STREET



18-4

The accompanying plat is a correct representation of Allendale Addition to the City of Bloomington, Indiana, the said Addition comprising seminary lots numbers ninety five (95) and ninety six (96) and a narrow strip off of the north ends of seminary lots numbers one hundred and seven (107) and one hundred and eight (108) in the North east quarter of section four (4), township eight (8) north, range one (1) west, the said strip being about sixty seven and one sixth (67-1/6) feet wide at the West end and seventy four and one sixth (74-1/6) feet wide at the east end.

The alleys are all twelve feet wide except the first one east of Fess Avenue, which is fifteen feet wide. University Street is forty (40) feet wide, First street is fifty (50) feet wide, Fess Avenue is forty four (44) feet wide and Henderson Street is thirty three (33) feet wide.

Lot number one (1) is 171 feet long, 65 feet wide at the west end and 67 feet wide at the east end. Lots 2, 3 and 4 are 57 feet wide and 146 feet long. Lots 5 and 6 are 57 feet wide and 126 feet long. Lot 7 is 126 feet long and 57 feet wide at north end and 52 feet wide at south end. Lot 8 is 57 feet wide and 166 feet long on north side and 164 feet long on south side. Lot 9 is 132 feet long, 57-1/2 feet wide at north end and 53 feet wide at south end. Lots 10 and 11 are 53 feet wide and 132 feet long. Lots 12 and 13 are 66 feet wide and 132 feet long. Lots 14 is 57 feet wide and 132 feet long.

Lots fifteen (15) and 16 are 66 feet wide and 126 feet long. Lots 17, 18, and 19 are each 48-2/3 feet wide and vary in length as shown on plat from 132 feet to 136-1/2 feet. Lot 20 is 67 feet wide at

west end, 68-1/2 feet wide at east end, 137 feet long on south side and 138.7 feet long on north side

Lot 21 is 134.8 feet long and 69 feet wide at west end and 70-1/2 feet wide at west end. Lots 22, 23,

and 24 are 134.8 feet long and 48-2/3 feet wide. Lots 25, 26 and 27 are 134.8 feet long and 65 feet wide. Lots 28 and 29 are 134.8 feet long and 66 feet wide. Lots 30, 31 and 32 are 132 feet long and 52 feet wide. Lot 33 is 132 feet long and 50 feet wide. Lot 34 is 195 feet long and 50 feet wide.

Lots 35, 36 and 37 are 195 feet long and 52 feet wide. Lots 38, 39 and 40 are 146 feet long and 44.3 feet wide. Lot 41 is 146 feet long and 40 feet wide. Lot 42 is 146 feet long and 38 feet wide at

north end and 39 feet wide at south end. Lot 43 is 77 feet on north side, 78 feet on south side, 72 feet on west side and 73 feet on east side. Lots 44, 45 and 46 are 44.3 feet wide and vary in length

from 70-1/2 feet to 72 feet. The Lots on the North side, shown in red ink, are in Smith's Addition.

Surveyed by Ulysses S. Hanna.

I hereby certify that the annexed Plat of Allendale Addition to the City of Bloomington, Indiana, was approved by the Common Council of the City of Bloomington, Indiana, at a regular meeting held on the 21st. day of August 1906. See City Clerk's Record Number One Page 46, for minutes of the proceedings.

(seal)

Wm. F. Browning City Clerk.

I, Wm. J. Allen as owner of the land in the annexed plat do hereby acknowledge the execution of the annexed plat as an addition to the City of Bloomington, Indiana, under the name of and to be known as Allendale Addition to the City of Bloomington, Indiana.

In witness whereof, Wm. J. Allen has herein to set his hand and seal this 28 day of August 1906.

William J. Allen.

State of Indiana,

County of Monroe, SS:-

Personally appeared Wm. J. Allen before me John P. ODonnel a Notary Public in

and for said County and State this 28 day of August 1906 and acknowledged the execution of the annexed plat.

(seal)

John P. ODonnel.

My comm. expires Aug. 2, 1910.

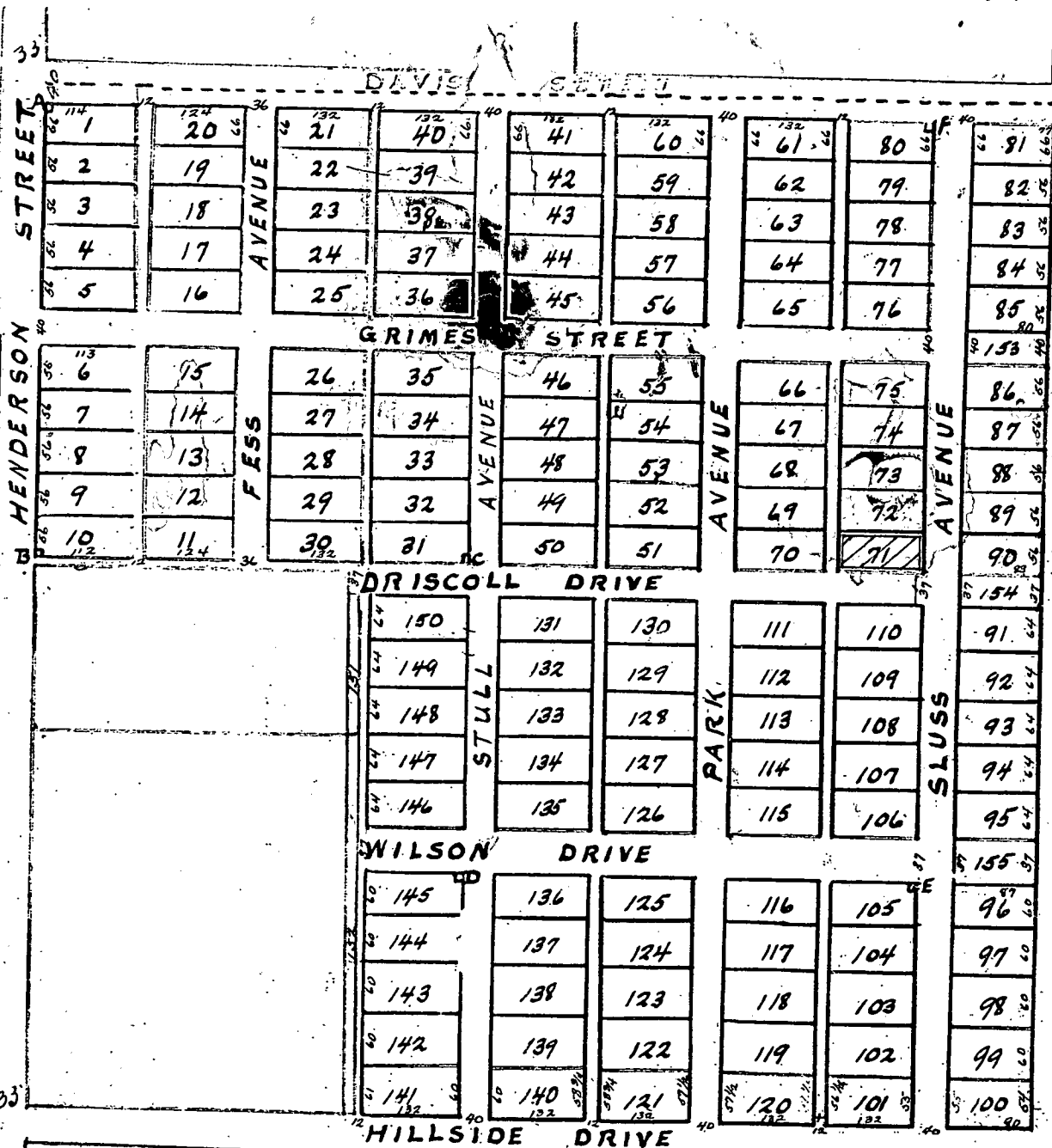
Notary Public.

Filed and Recorded Aug. 28, 1906 at 10 o'clock A.M.

Thomas Golliver Recorder.

EDGEMONT PARK  
SEC 04 T08 N-R01W

## PLAT OF EDMONT PARK



I, the undersigned, a professional engineer, licensed by the State of Indiana, hereby certify that the annexed plat is a correct representation of the Edgemont Park, consisting of one hundred and fifty five lots, numbered 1 to 155 inclusive, all being subdivisions of seminary lots 117, 118, 123 and part of 124 in township 8 north, range 1 west, Monroe County, Indiana.

(All alleys are twelve (12) feet wide; Sluss Avenue, Park Avenue, Stall Avenue, Davis Street and Grimes Street are forty (40) feet wide; Driscoll Drive and Wilson Drive are thirty seven (37) feet wide; Pass Avenue is thirty six (36) feet wide and Henderson Street is thirty three (33) feet wide.

All lots numbered from 1 to 90 are fifty six (56) feet wide, excepting the nine lots on the north side numbered 1, 20, 21, 40, 41, 60, 80, and 81, which are sixty six (66) feet wide. Lots 91 to 95, 106 to 115, 126 to 135 and 146 to 150 are sixty four (64) feet wide, and lots 96 to 105, 116 to 125, and 136 to 145 are sixty (60) feet wide, excepting the six lots on the south side numbered 100, 101, 120, 121, 140 and 141, which vary from fifty four (54) feet on the east end of 100 to sixty one (61) feet on the west end of 141 as marked on the plat.

Lots 1 to 10 vary in length from one hundred fourteen (114) feet on the north side of 1 to one hundred twelve (112) feet on the south side of 10. Lots 11 to 20 are one hundred twenty four (124) feet long. Lots 21 to 80 and 101 to 150 are one hundred

thirty two (132) feet long. Lots 81 to 90 in length from seventy seven (77) feet on the north side of 91 to ninety (90) feet on the south side of 100, as marked on the plat. Lot 151 is twenty (20) feet wide at the north end and lot 152 is eleven (11) feet wide at the south end. Lots 153, 154 and 155 have widths and lengths shown on the plat.

The lot corners marked on the plat by the letters A, B, C, D, E, and F are marked on the ground by stones.

June 11th, 1923.  
(SEAL)

Ulysses S. Weyer

We, the undersigned, owners of the real estate covered by the annexed plat of EDGEMONT PARK, do hereby acknowledge the execution of the said plat to be our own voluntary act and deed and dedicate the streets and alleys thereon laid out to the use of the use of the PUBLIC as such.

Reginald B. Stull (SEAL)  
Ardys C. Stull (SEAL)  
Olive H. Miller (SEAL)  
Robert G. Miller (SEAL)

Nancy V. Thornton (SEAL)  
Geo D. Thornton (SEAL)

State of Indiana, Monroe County, ss;

Before me, a Notary Public in and for said county and state, this 13th day of June, 1923, personally appeared the above named Reginald B. Stull and Ardys C. Stull, his wife, Olive H. Miller and Robert G. Miller, her husband, and Nancy V. Thornton and George D. Thornton, her husband, and acknowledged the execution of the annexed plat of the EDGEMONT PARK ADDITION to the City of Bloomington, Indiana, to be their own voluntary act and deed. Witness, my hand and official seal.

My Commission expires March 18, 1925.  
(SEAL)

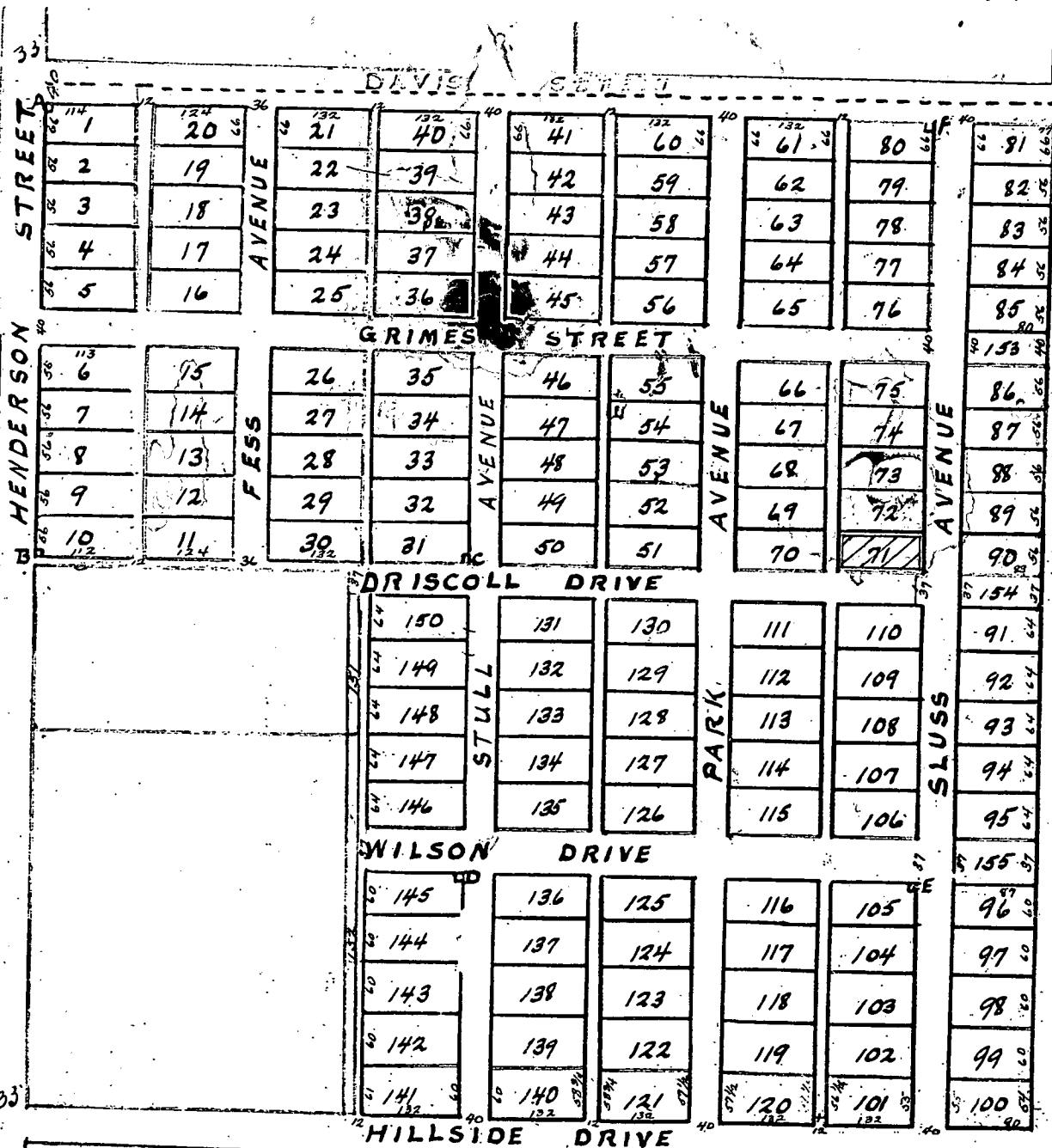
Dona M. Brummett  
Notary Public

Filed for record  
June 13, 1923, at 2:30 P.M.  
Felix J. Brown, Recorder.

EDGEMONT PARK  
SEC 04 T08 N-R01W

RSID004027

## PLAT OF EDMONT PARK



I, the undersigned, a professional engineer, licensed by the State of Indiana, hereby certify that the annexed plat is a correct representation of the Edgemont Park, consisting of one hundred and fifty five lots, numbered 1 to 155 inclusive, all being subdivisions of seminary lots 117, 118, 123 and part of 124 in township 8 north, range 1 west, Monroe County, Indiana.

(All alleys are twelve (12) feet wide; Sluss Avenue, Park Avenue, Stall Avenue, Davis Street and Grimes Street are forty (40) feet wide; Driscoll Drive and Wilson Drive are thirty seven (37) feet wide; Pass Avenue is thirty six (36) feet wide and Henderson Street is thirty three (33) feet wide.

All lots numbered from 1 to 90 are fifty six (56) feet wide, excepting the nine lots on the north side numbered 1, 20, 21, 40, 41, 60, 80, and 81, which are sixty six (66) feet wide. Lots 91 to 95, 106 to 115, 126 to 135 and 146 to 150 are sixty four (64) feet wide, and lots 96 to 105, 116 to 125, and 136 to 145 are sixty (60) feet wide, excepting the six lots on the south side numbered 100, 101, 120, 121, 140 and 141, which vary from fifty four (54) feet on the east end of 100 to sixty one (61) feet on the west end of 141 as marked on the plat.

Lots 1 to 10 vary in length from one hundred fourteen (114) feet on the north side of 1 to one hundred twelve (112) feet on the south side of 10. Lots 11 to 20 are one hundred twenty four (124) feet long. Lots 21 to 80 and 101 to 150 are one hundred

thirty two (132) feet long. Lots 81 to 90 in length from seventy seven (77) feet on the north side of 91 to ninety (90) feet on the south side of 100, as marked on the plat. Lot 151 is twenty (20) feet wide at the north end and lot 152 is eleven (11) feet wide at the south end. Lots 153, 154 and 155 have widths and lengths shown on the plat.

The lot corners marked on the plat by the letters A, B, C, D, E, and F are marked on the ground by stones.

June 11th, 1923.  
(SEAL)

Ulysses S. Weyer

We, the undersigned, owners of the real estate covered by the annexed plat of EDGEMONT PARK, do hereby acknowledge the execution of the said plat to be our own voluntary act and deed and dedicate the streets and alleys thereon laid out to the use of the use of the PUBLIC as such.

Reginald B. Stull (SEAL)  
Ardys C. Stull (SEAL)  
Olive H. Miller (SEAL)  
Robert G. Miller (SEAL)

Nancy V. Thornton (SEAL)  
Geo D. Thornton (SEAL)

State of Indiana, Monroe County, ss;

Before me, a Notary Public in and for said county and state, this 13th day of June, 1923, personally appeared the above named Reginald B. Stull and Ardys C. Stull, his wife, Olive H. Miller and Robert G. Miller, her husband, and Nancy V. Thornton and George D. Thornton, her husband, and acknowledged the execution of the annexed plat of the EDGEMONT PARK ADDITION to the City of Bloomington, Indiana, to be their own voluntary act and deed. Witness, my hand and official seal.

My Commission expires March 18, 1925.  
(SEAL)

Dona M. Brummett  
Notary Public

Filed for record  
June 13, 1923, at 2:30 P.M.  
Felix J. Brown, Recorder.

sec 04  
HAWTHORNE ADDITION 108N - RAW



# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LOT 20 HAWTHORNE ADDITION

DOROTHY FRANEll  
DB 284 PG 311

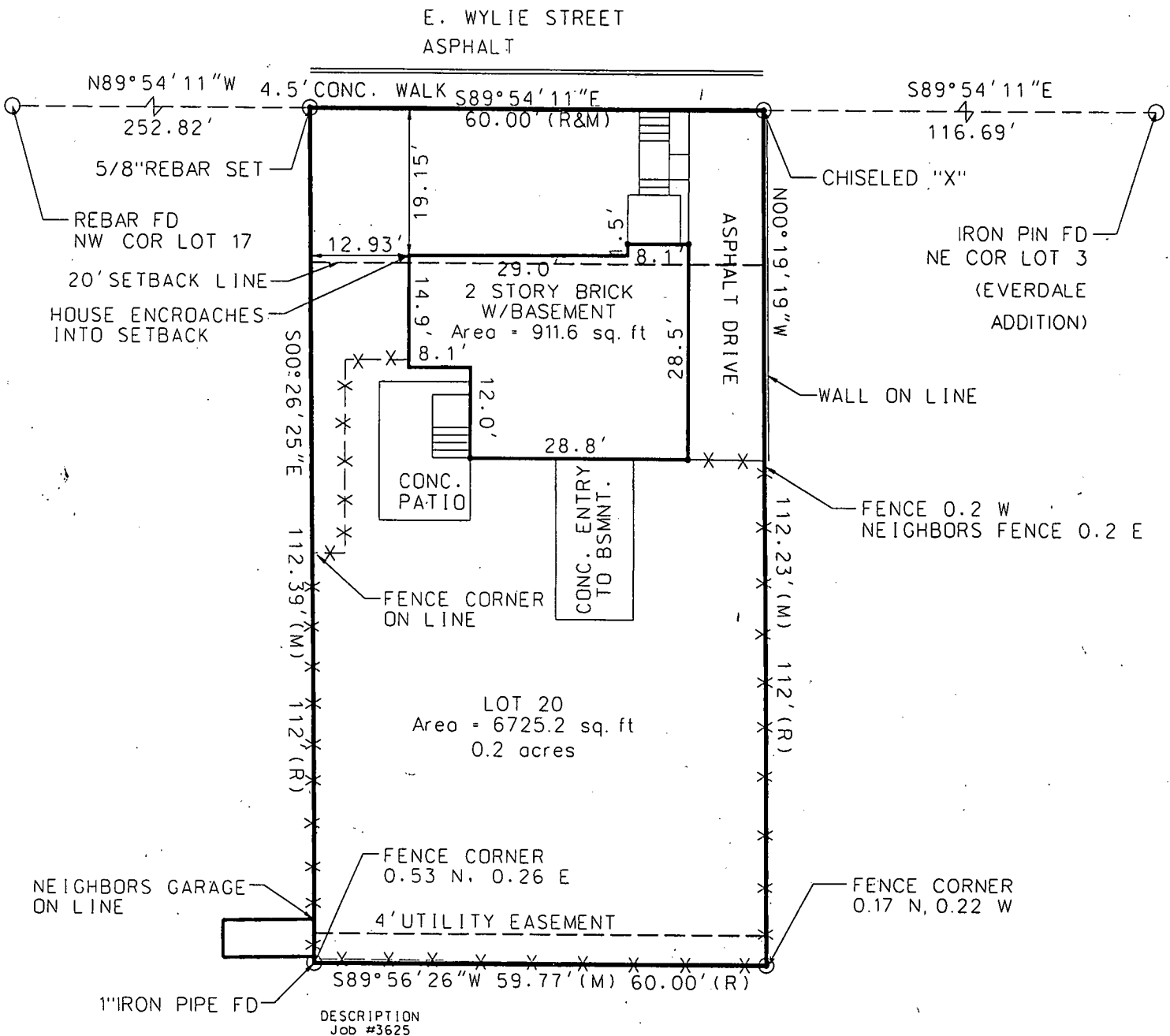
1206 E WYLIE ST  
BLOOMINGTON, IN  
JOB #3625

Jim Fielder  
Monroe County Recorder IN  
IN 2001009077 SURVEY  
05/14/2001 15:10:30 2 PGS  
Filing Fee: \$11.00

### NOTE:

1. FIELD WORK PERFORMED MAY 10, 2001.
2. ALL  $\frac{5}{8}$ " REBAR SET HAVE YELLOW CAP  
STAMPED "BLEDSOE TAPP PC 50920004".
3. (M) = MEASURED  
(R) = RECORD

SCALE: 1"=20'



Lot Number 20 in Hawthorne Addition to the City of Bloomington, Indiana as shown by the Plat thereof recorded in Plat Book 3 page 79 in the Office of the Recorder of Monroe County, Indiana.

Subject to the easements as shown by the Plat of Hawthorne Addition recorded in Plat Book 3 page 79 in the office of the Recorder of Monroe County, Indiana.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of May, 2001.

Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

SHEET 1 OF 2



**REPORT OF SURVEY**  
**Job #3625**

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.

This survey was performed at the request of Dorothy Frapwell (Deed Book 284, Page 311).

**MONUMENTS FOUND:**

- 1. Northeast corner, Lot 3 of Everdale Addition; 1-inch iron pipe.
- 2. Northwest corner, Lot 17 Hawthorne Addition; 5/8-inch rebar.
- 3. Southwest corner, Lot 20; Hawthorne Addition; 1-inch iron pipe.
- 4. Southwest corner, Lot 19; Hawthorne Addition; 1-inch crimped pipe.

**ESTABLISHMENT OF LINES AND CORNERS:**

The North line of Lot 20 was set by proration between points 1 and 2 (429.51 feet measured) versus 429.48 feet record. The South line was set at 157.66 feet record from the Southwest corner of Lot 19 using point (4) and (3) for line. The East line measured 112.05 feet versus 112 feet record. The West line measured 112.39 feet versus 112 feet record.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.39 feet.

Due to *discrepancies* in the record description; None.

Due to *inconsistencies* on lines of occupation; Fences as shown.

S:\DPLUS\DATA\00003625\Admin\3625.rep

sec 04  
HAWTHORNE ADDITION 108N - RAW

# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LOT 20 HAWTHORNE ADDITION

DOROTHY FRANEll  
DB 284 PG 311

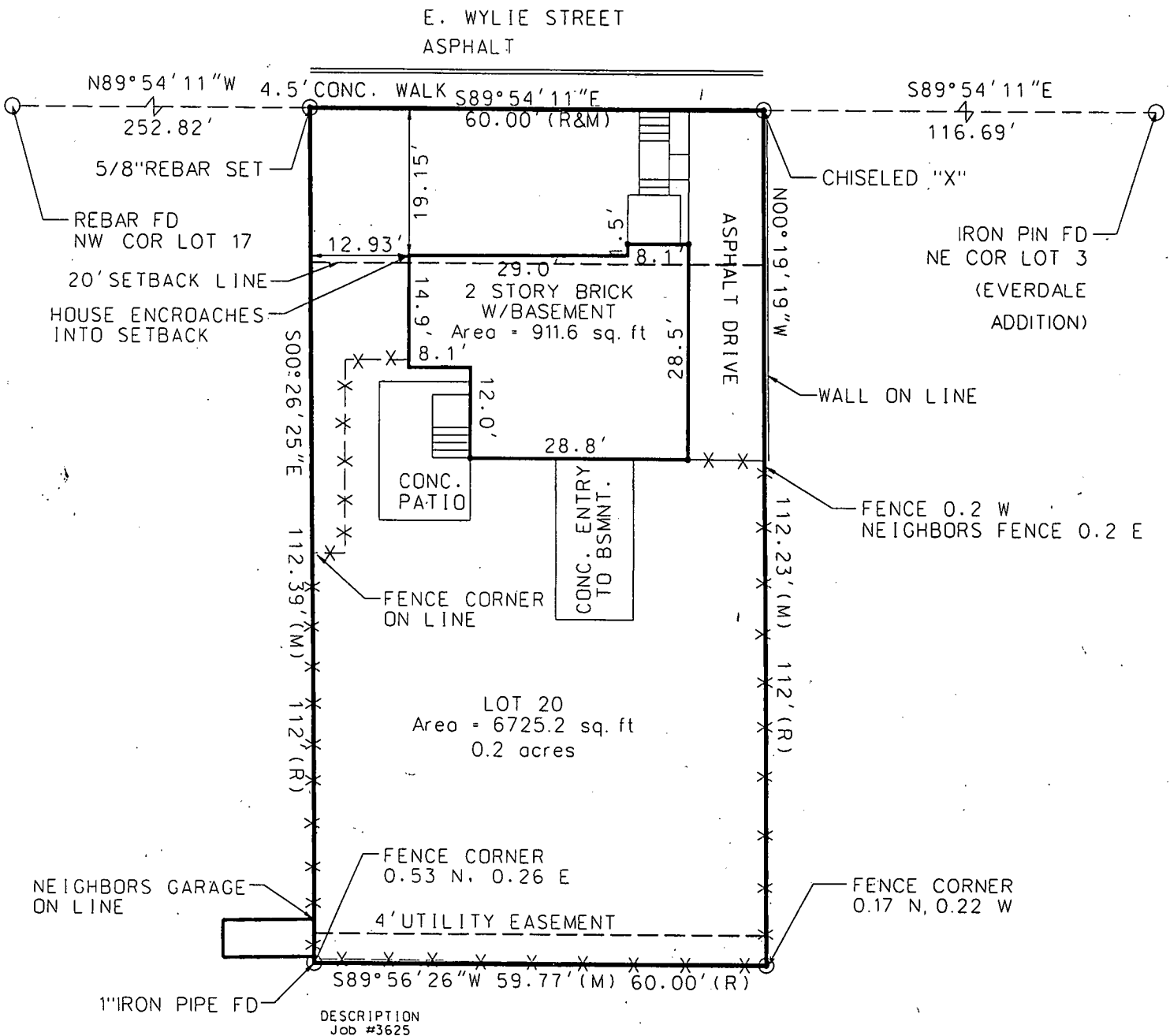
1206 E WYLIE ST  
BLOOMINGTON, IN  
JOB #3625

Jim Fielder  
Monroe County Recorder IN  
IN 2001009077 SURVEY  
05/14/2001 15:10:30 2 PGS  
Filing Fee: \$11.00

### NOTE:

1. FIELD WORK PERFORMED MAY 10, 2001.
2. ALL  $\frac{5}{8}$ " REBAR SET HAVE YELLOW CAP  
STAMPED "BLEDSOE TAPP PC 50920004".
3. (M) = MEASURED  
(R) = RECORD

SCALE: 1"=20'



Lot Number 20 in Hawthorne Addition to the City of Bloomington, Indiana as shown by the Plat thereof recorded in Plat Book 3 page 79, in the Office of the Recorder of Monroe County, Indiana.

Subject to the easements as shown by the Plat of Hawthorne Addition recorded in Plat Book 3 page 79 in the office of the Recorder of Monroe County, Indiana.

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 11<sup>th</sup> day of May, 2001.

Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

SHEET 1 OF 2



**REPORT OF SURVEY**  
**Job #3625**

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) *Variances* in the reference monuments;
- b) *Discrepancies* in record descriptions and plats;
- c) *Inconsistencies* in lines of occupation and;
- d) *Random Errors* in Measurement (*Theoretical Uncertainty*);

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.

This survey was performed at the request of Dorothy Frapwell (Deed Book 284, Page 311).

**MONUMENTS FOUND:**

- 1. Northeast corner, Lot 3 of Everdale Addition; 1-inch iron pipe.
- 2. Northwest corner, Lot 17 Hawthorne Addition; 5/8-inch rebar.
- 3. Southwest corner, Lot 20; Hawthorne Addition; 1-inch iron pipe.
- 4. Southwest corner, Lot 19; Hawthorne Addition; 1-inch crimped pipe.

**ESTABLISHMENT OF LINES AND CORNERS:**

The North line of Lot 20 was set by proration between points 1 and 2 (429.51 feet measured) versus 429.48 feet record. The South line was set at 157.66 feet record from the Southwest corner of Lot 19 using point (4) and (3) for line. The East line measured 112.05 feet versus 112 feet record. The West line measured 112.39 feet versus 112 feet record.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.39 feet.

Due to *discrepancies* in the record description; None.

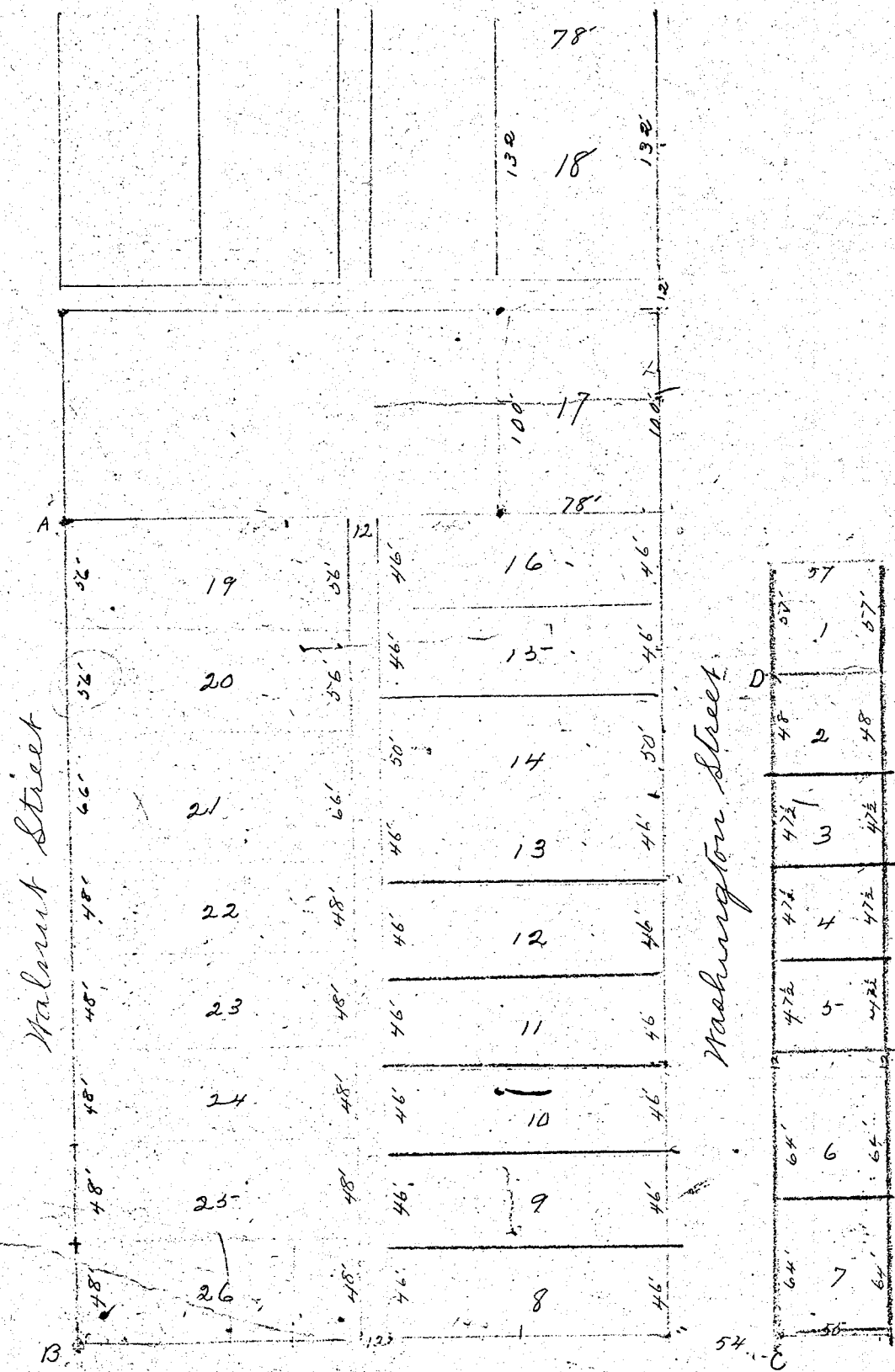
Due to *inconsistencies* on lines of occupation; Fences as shown.

S:\DPLUS\DATA\00003625\Admin\3625.rep

B-29

James A. Bowles Addition

Second Street



#108644 - 6-28-91  
Release of Right of Way for  
Lots at East end of Lot 26  
Rel. Assign. BK 98 - Pg 74  
Pat. M. H. Recorder

Kerr's Addition

SEC 4 T8N R1W 13

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent an improvement survey completed under my supervision on June 27, 1979; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.

EDMUND O. FARKAS  
REGISTERED  
INDIAN LAND SURVEYOR  
Ind. Reg. No. 114

**FILED**  
JUL - 3 1979

Auditor Monroe County, Indiana

A part of Lot Number Fourteen (14) in KERR'S ADDITION to the city of  
Bloomington, Indiana, as shown in Plat Book 2, page 111, in the office of the  
Recorder of Monroe County, Indiana, bounded and described as follows:

Beginning at the Northeast Corner of said lot, thence South on the East line of said lot 45.48 feet and to east terminus of the south line of an existing stone wall being 86.52 feet from the Southeast Corner of said lot; thence along said wall the following courses: South Eighty-nine (89) Degrees and Seventeen (17) Minutes West 11.17 feet, thence North Seventy-eight (78) Degrees and Fifty-three (53) Minutes West 33.99 feet, thence North Eighty-eight (88) Degrees and Twenty-four (24) Minutes West 17.24 feet to the west line of said lot at a point 93.18 feet from the Southwest Corner of said lot; thence North on said west line 38.82 feet to the Northwest Corner of said lot, thence East on the North line of said lot 61.75 feet to the place of beginning.

Wittenhalt, Geo. + Electrical Gen'l.

To  
Beopler, Richard S. & Karen L.

Perry City

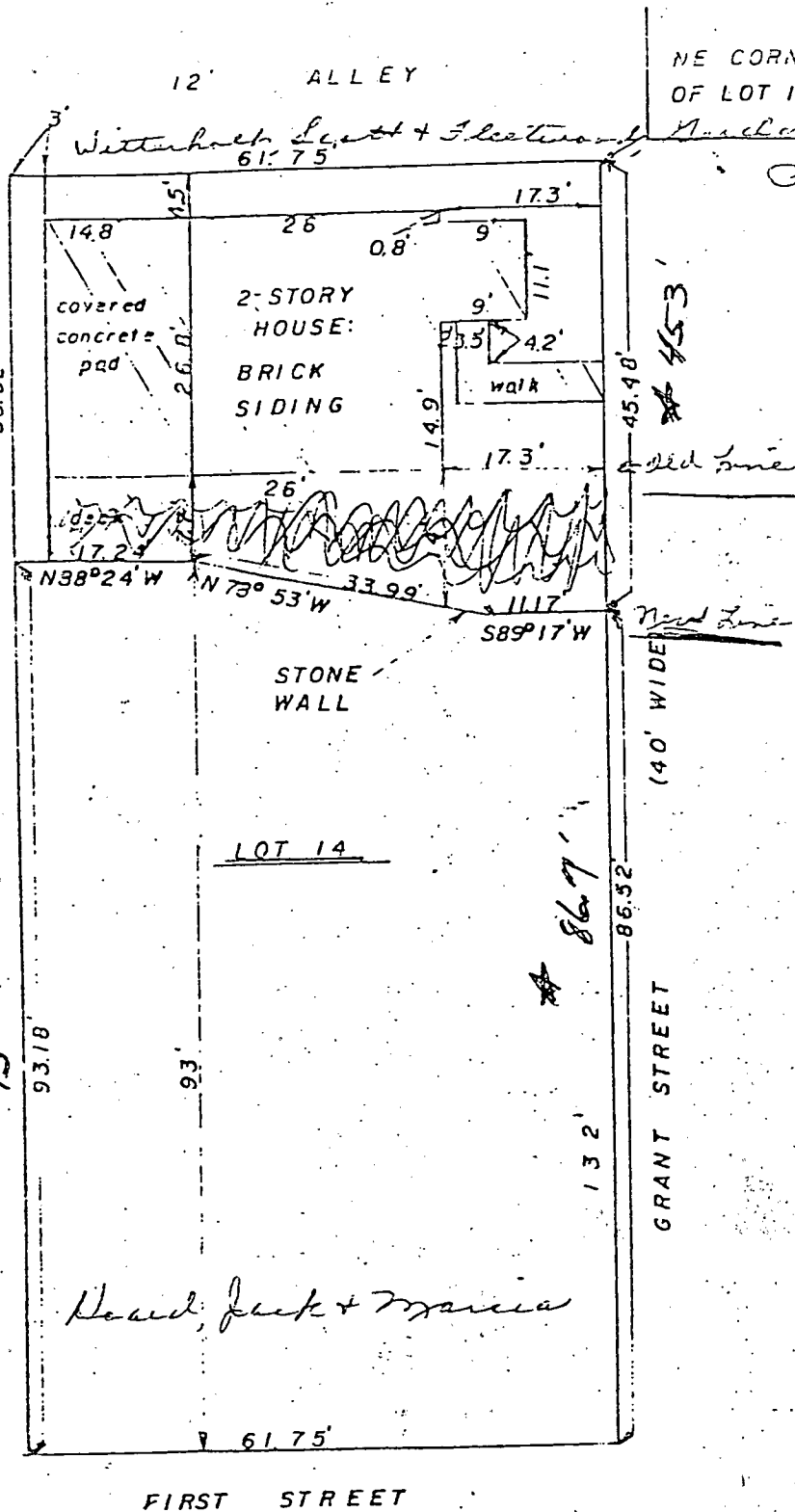


# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
Ellettsville, Indiana 47429  
Phone: 812-676-2305

Before Survey - Original Record



SCALE: 1" = 20'

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correct represent an improvement survey completed under my supervision on June 27, 1979; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.

EDMUND O. FARKAS  
REGISTERED  
Surveyor  
Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. 114

FILED  
JUL - 3 1979

John W. Davis  
Auditor Monroe County, Indiana

A part of Lot Number Fourteen (14) in KERR'S ADDITION to the city of Bloomington, Indiana, as shown in Plat Book 2, page 111, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows:

Beginning at the Northeast Corner of said lot, thence South on the East line of said lot 45.48 feet and to east terminus of the south line of an existing stone wall being 86.52 feet from the Southeast Corner of said lot, thence along said wall the following courses: South Eighty-nine (89) Degrees and Seventeen (17) Minutes West 11.17 feet, thence North Seventy-eight (78) Degrees and Fifty-three (53) Minutes West 33.99 feet, thence North Eighty-eight (88) Degrees and Twenty-four (24) Minutes West 17.24 feet to the west line of said lot at a point 93.18 feet from the Southwest Corner of said lot, thence North on said west line 38.82 feet to the Northwest Corner of said lot, thence East on the North line of said lot 61.75 feet to the place of beginning.

Wittenbach, Scott & Fleeter, Inc. to

Beagle, Richard L. & Karen L.

Per city

Kerr's Addition  
SEC 4 T8N R1W 13

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent an improvement survey completed under my supervision on June 27, 1979; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.

Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. 10114

**FILED**  
JUL - 3 1979

Auditor Monroe County, Indiana

A part of Lot Number Fourteen (14) in KERR'S ADDITION to the city of  
Bloomington, Indiana, as shown in Plat Book 2, page 111, in the office of the  
Recorder of Monroe County, Indiana, bounded and described as follows:

Beginning at the Northeast Corner of said lot, thence South on the East line of said lot 45.48 feet and to east terminus of the south line of an existing stone wall being 86.52 feet from the Southeast Corner of said lot; thence along said wall the following courses: South Eighty-nine (89) Degrees and Seventeen (17) Minutes West 11.17 feet, thence North Seventy-eight (78) Degrees and Fifty-three (53) Minutes West 33.99 feet, thence North Eighty-eight (88) Degrees and Twenty-four (24) Minutes West 17.24 feet to the west line of said lot at a point 93.18 feet from the Southwest Corner of said lot; thence North on said west line 38.82 feet to the Northwest Corner of said lot, thence East on the North line of said lot 61.75 feet to the place of beginning.

Wittenhalt, Geo. + Electrical Gen'l.

To  
Beopler, Richard S. & Karen L.

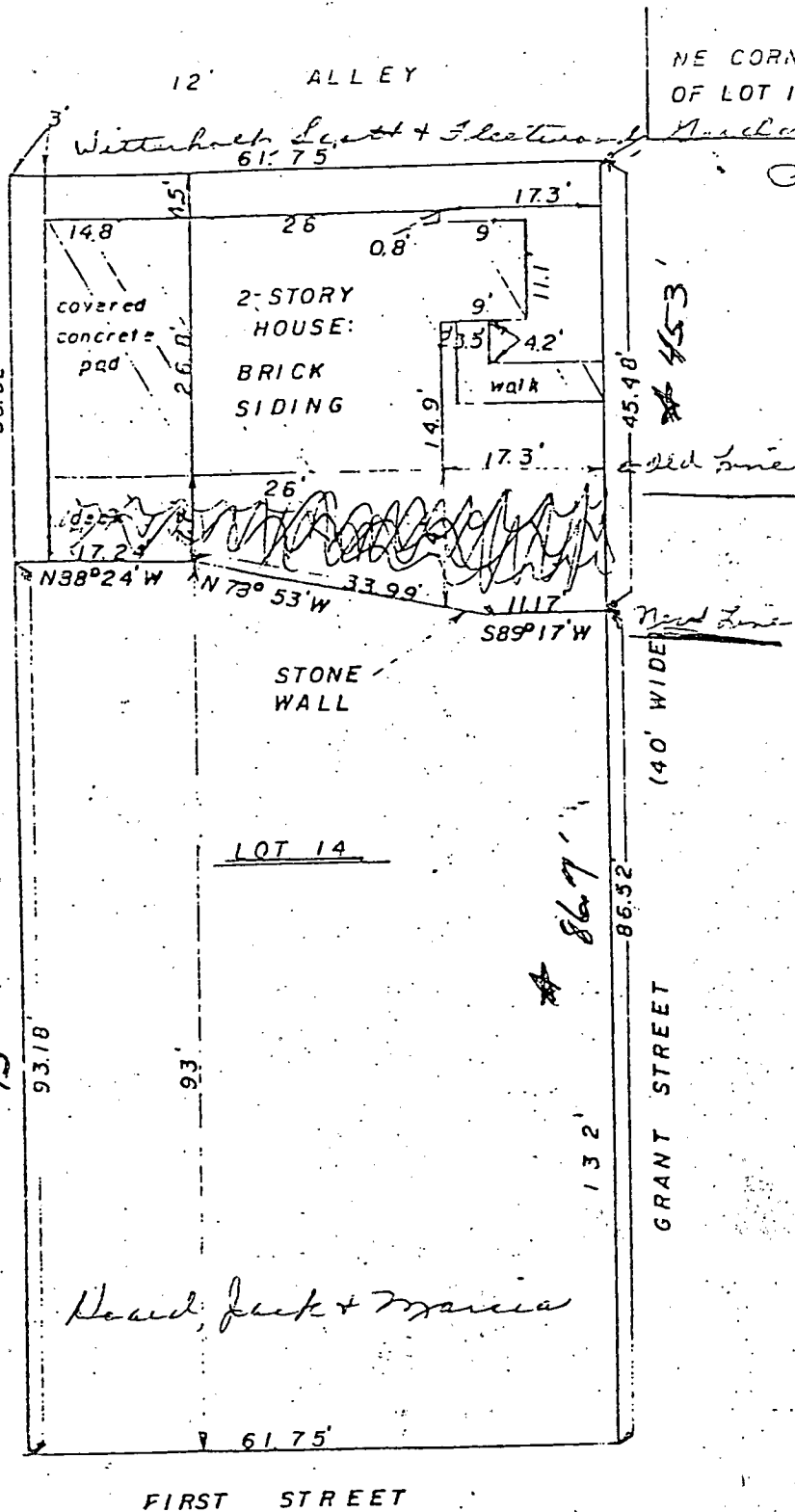
Perry City

# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
Ellettsville, Indiana 47429  
Phone: 812-676-2305

Before Survey - Original Record



SCALE: 1" = 20'

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correct represent an improvement survey completed under my supervision on June 27, 1979; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.

EDMUND O. FARKAS  
REGISTERED  
Surveyor  
Edmund O. Farkas  
Registered Land Surveyor  
Ind. Reg. No. 114

FILED  
JUL - 3 1979

John W. Davis  
Auditor Monroe County, Indiana

A part of Lot Number Fourteen (14) in KERR'S ADDITION to the city of Bloomington, Indiana, as shown in Plat Book 2, page 111, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows:

Beginning at the Northeast Corner of said lot, thence South on the East line of said lot 45.48 feet and to east terminus of the south line of an existing stone wall being 86.52 feet from the Southeast Corner of said lot, thence along said wall the following courses: South Eighty-nine (89) Degrees and Seventeen (17) Minutes West 11.17 feet, thence North Seventy-eight (78) Degrees and Fifty-three (53) Minutes West 33.99 feet, thence North Eighty-eight (88) Degrees and Twenty-four (24) Minutes West 17.24 feet to the west line of said lot at a point 93.18 feet from the Southwest Corner of said lot, thence North on said west line 38.82 feet to the Northwest Corner of said lot, thence East on the North line of said lot 61.75 feet to the place of beginning.

Wittenbach, Scott & Fleeter, Inc. to

Beagle, Richard L. & Karen L.

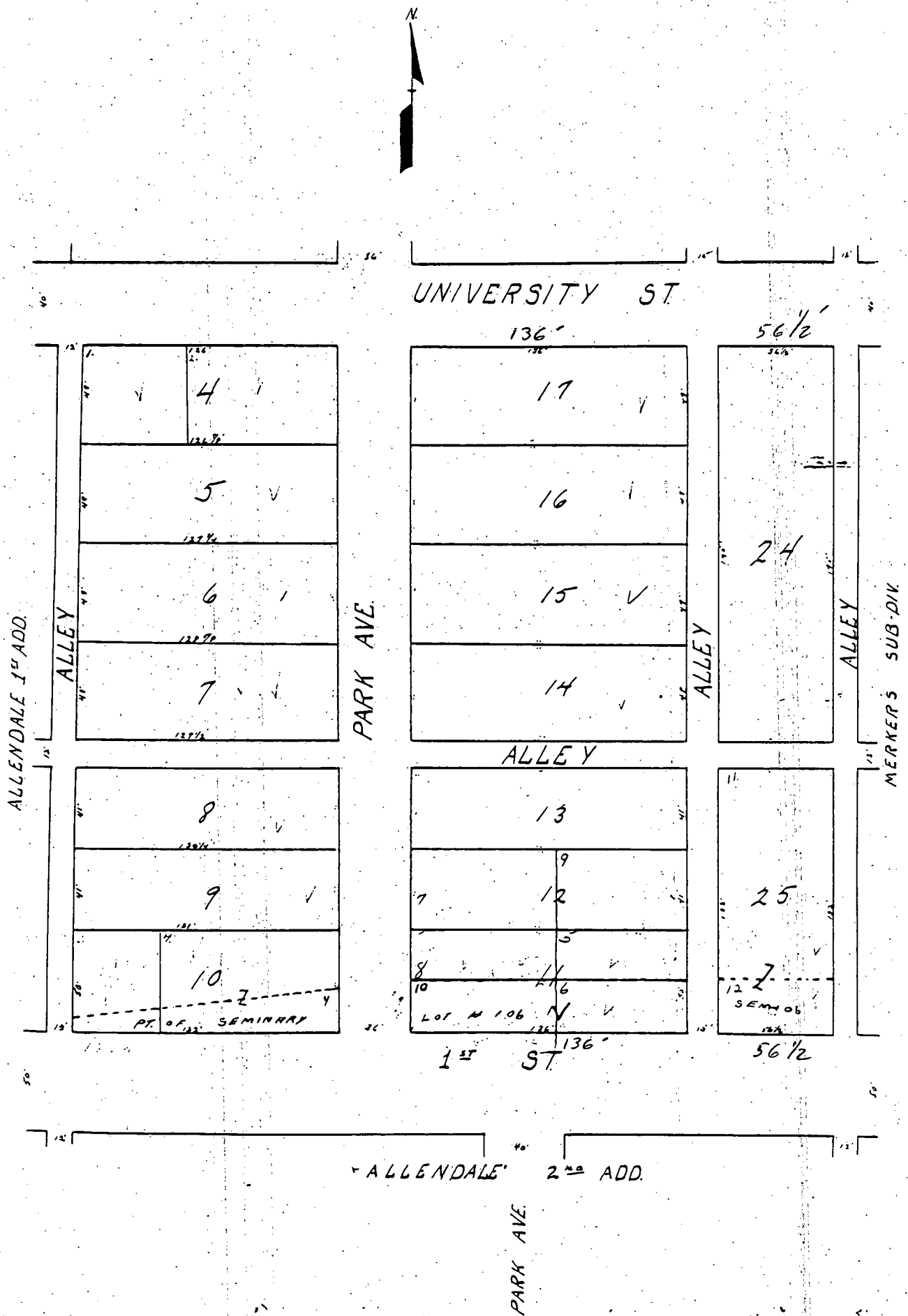
Per city

Lawndale Addition

SEC 4 78N 13W

# ASSESSOR'S PLAT FOR

156 Section \_\_\_\_\_ Township PERRY CITY \_\_\_\_\_ Range \_\_\_\_\_  
 Acres \_\_\_\_\_ According to U. S. Survey  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ LAWN DALE Subdivision or Addition



Lawndale Addition

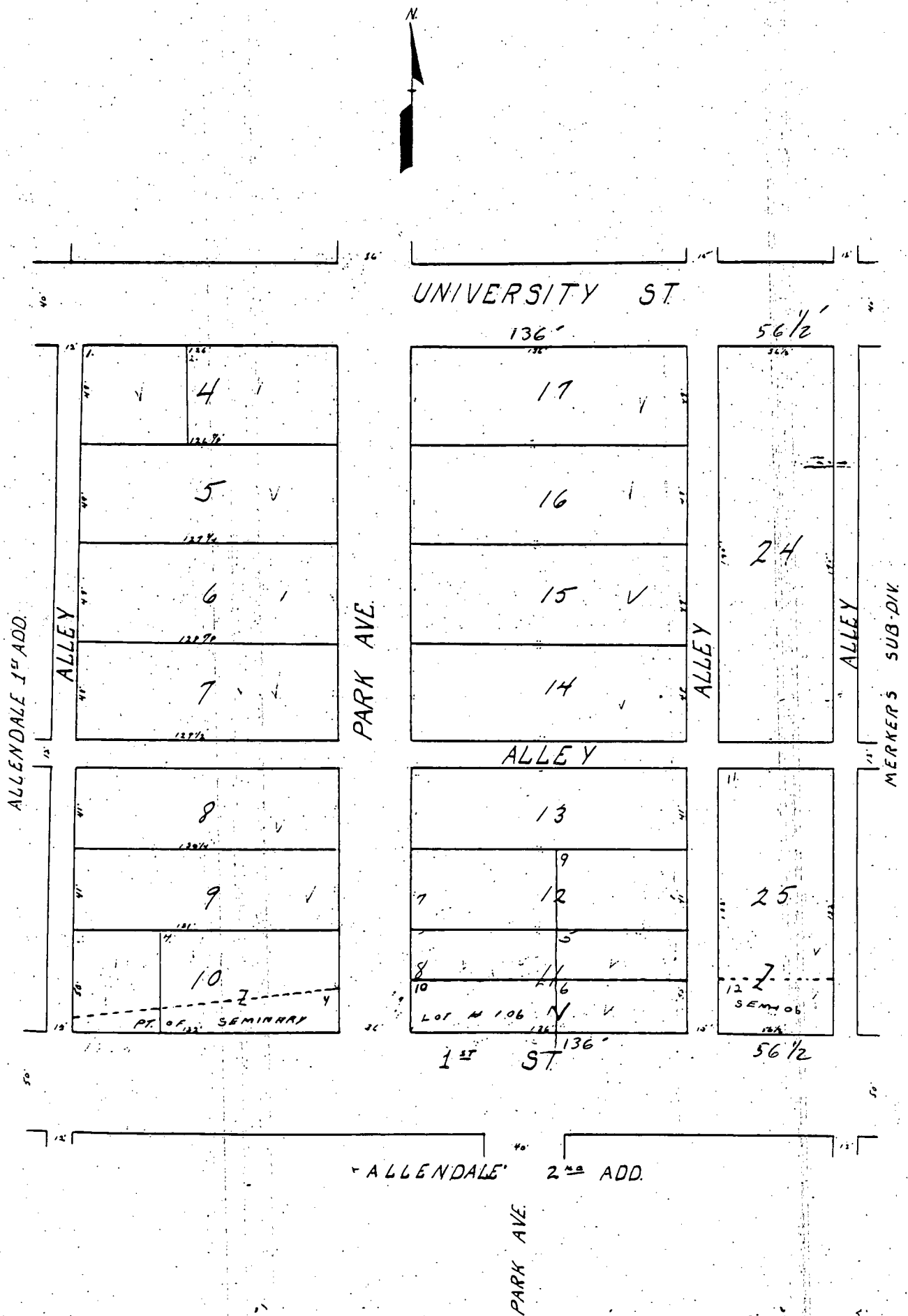
SEC 4 T8N R1W

RSID004021

# ASSESSOR'S PLAT FOR

156

Section \_\_\_\_\_ Township PERRY CITY \_\_\_\_\_ Range \_\_\_\_\_  
 Acres \_\_\_\_\_ According to U. S. Survey \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ LAWN DALE Subdivision or Addition \_\_\_\_\_



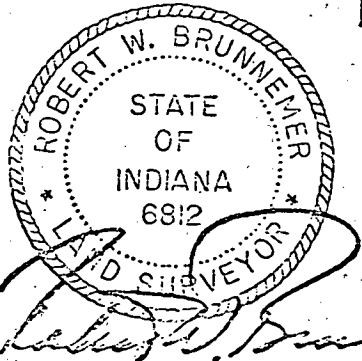
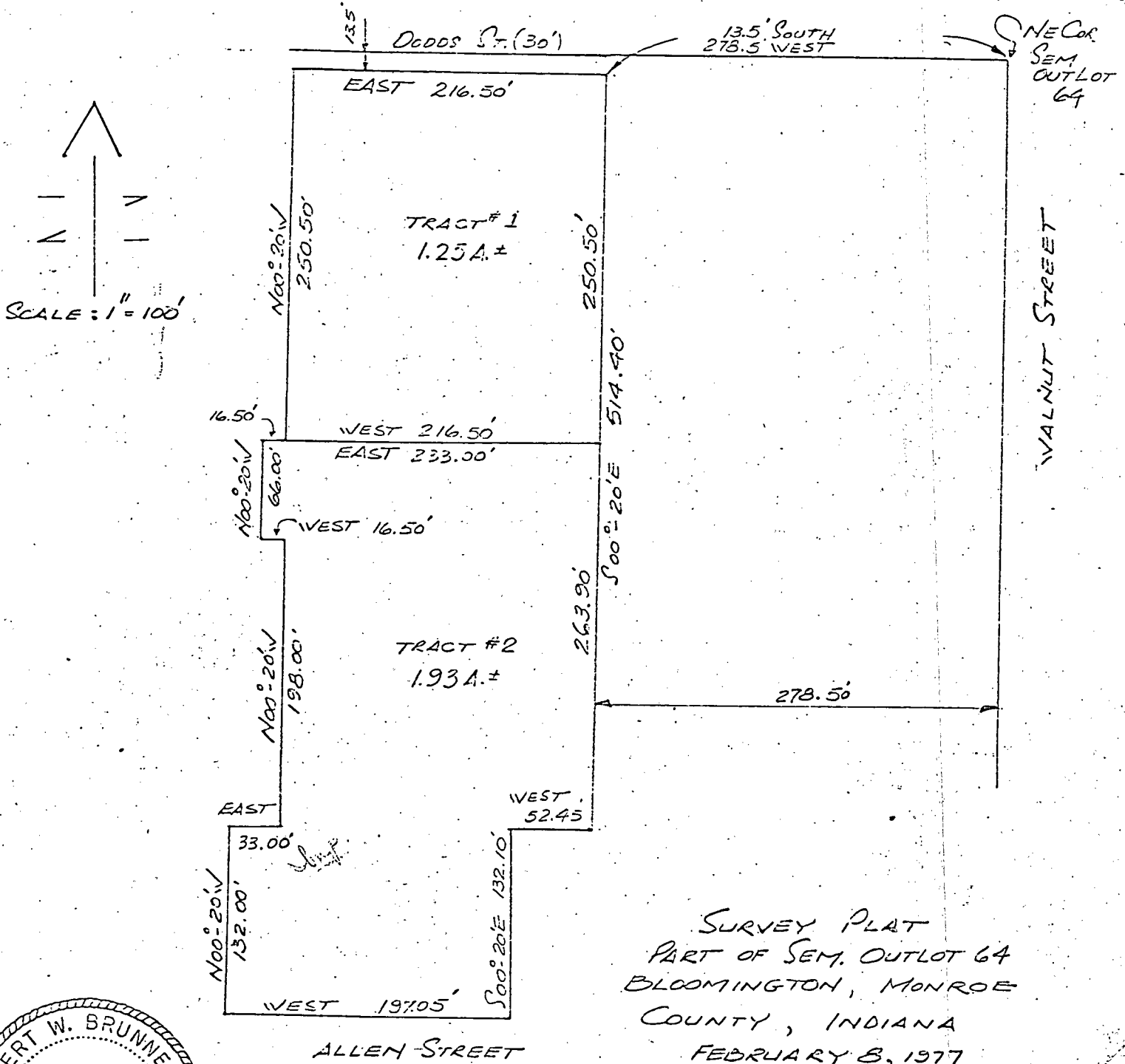


Lowes Addition  
SEC 4 T8N R1W

Markham Enterprises - Perry City (Lowes Add.)

# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



FILED

APR 20 1977

John W. Davis  
Auditor Monroe County, Indiana

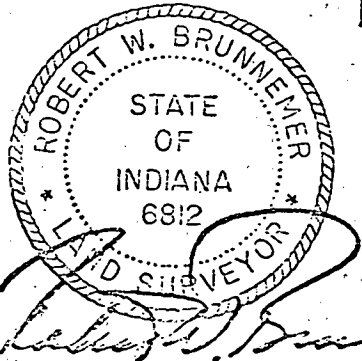
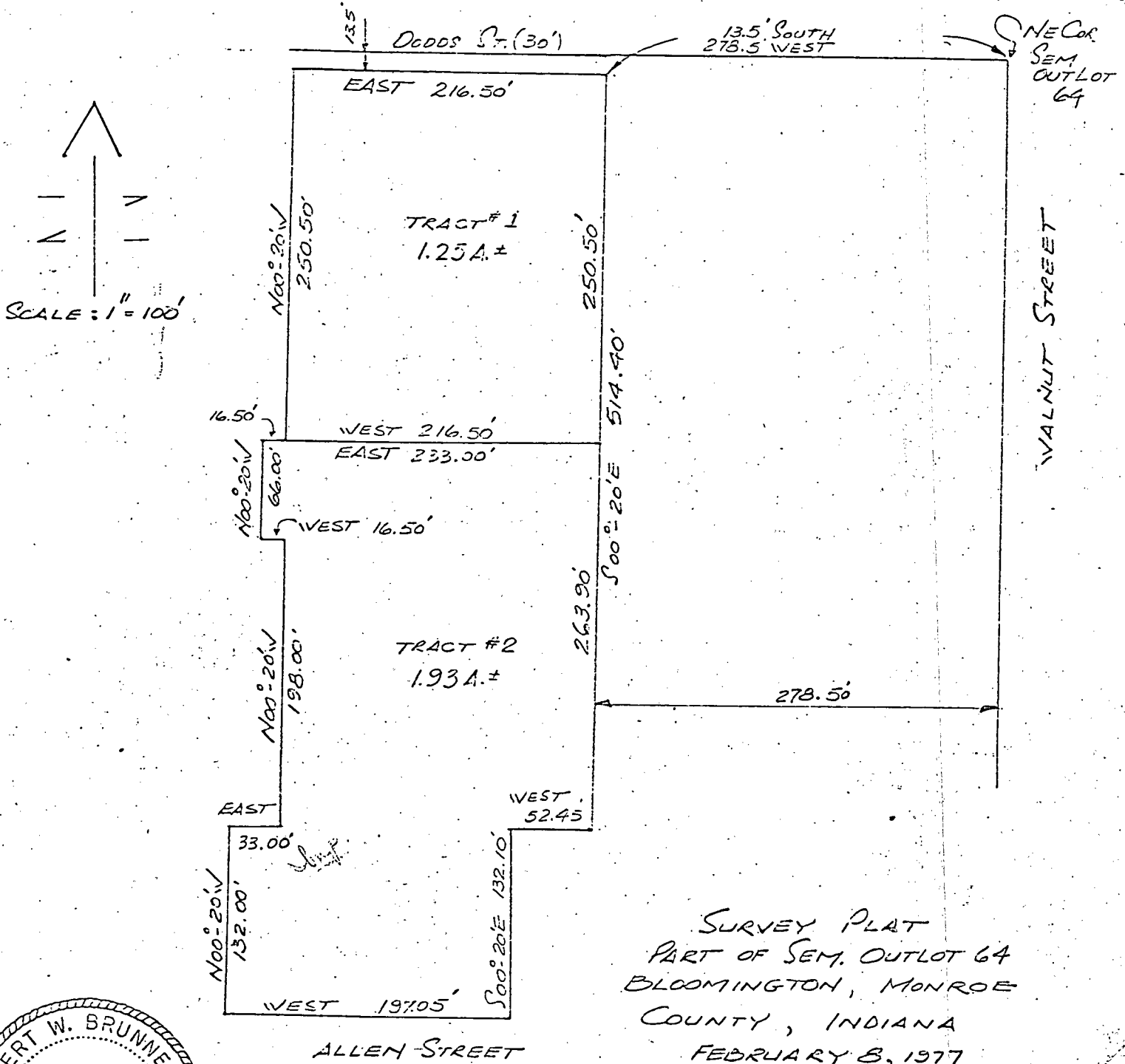
Lowes Addition  
SEC 4 T8N R1W

RSID004018

Markham Enterprises - Perry City (Lowes Add.)

# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



FILED

APR 20 1977

John W. Davis  
Auditor Monroe County, Indiana



W  
PT

Western Sun Building  
PT Seminary Lot #72

3

Sec 04 - T08N-R01W

Mike Kinsell

02-22-91

5 Q

2.00 @

TX 5 \$10.00

\$10.00 ST

\$0.50 TX 1

\$10.50 TL

\$15.00 CA

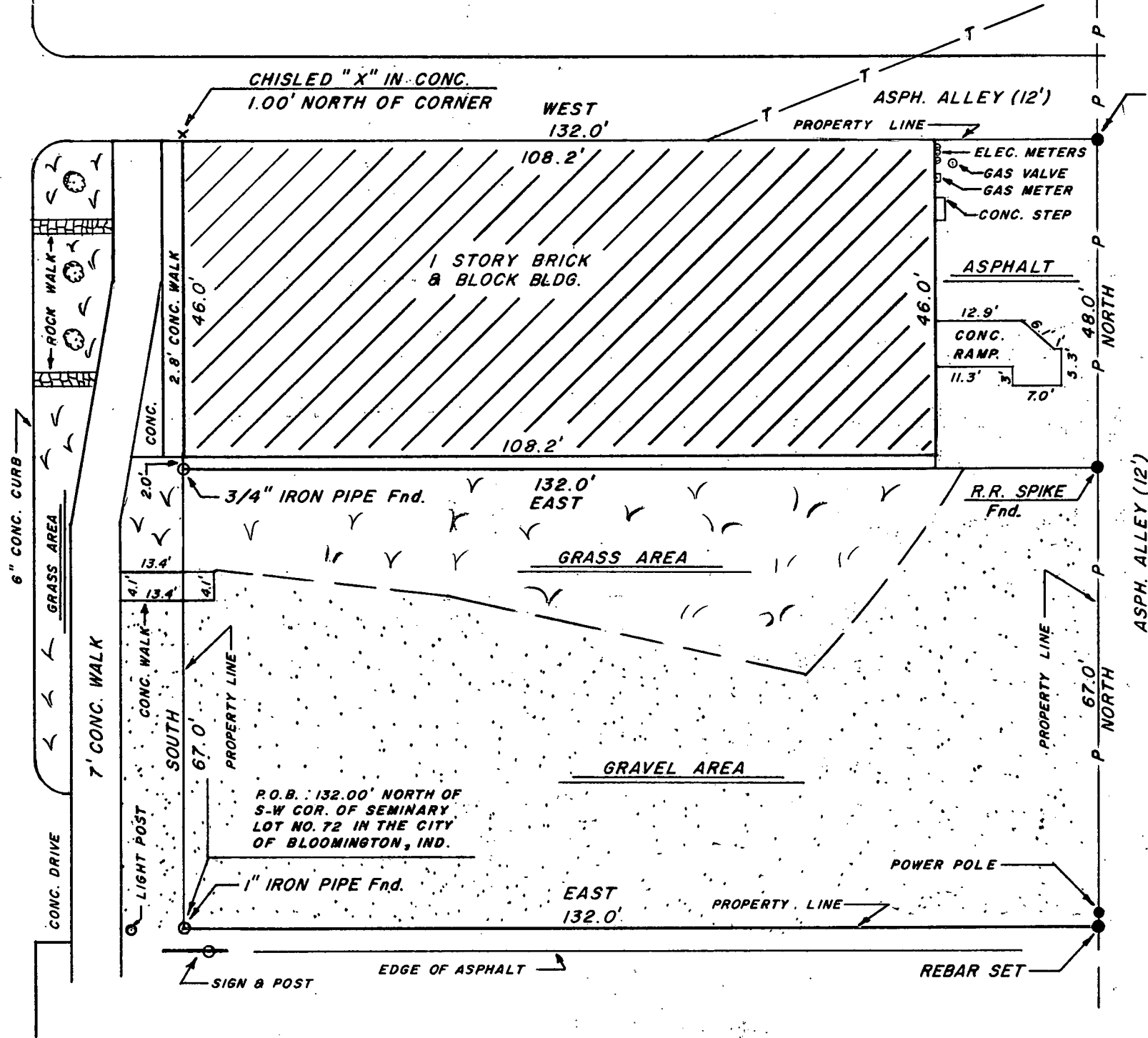
\$4.50 CG

A 10-03

A 2472 NO 001



2 SOUTH WALNUT STREET



SCALE: 1" = 20'

⊙ = SHADE TREE

—T— = TELEPHONE LINE

—P— = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990

*Edmund O. Farkas*

Edmund O. Farkas  
Monroe County Surveyor  
R. L. S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.



10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

---

**CERTIFICATE**

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Edmund O. Farkas  
Date of Survey - March 31, 1990  
Job No. (If Any) -  
Client's Name - Monroe County  
Brief Description - Part of Seminary Lot 72, Bloomington, IN

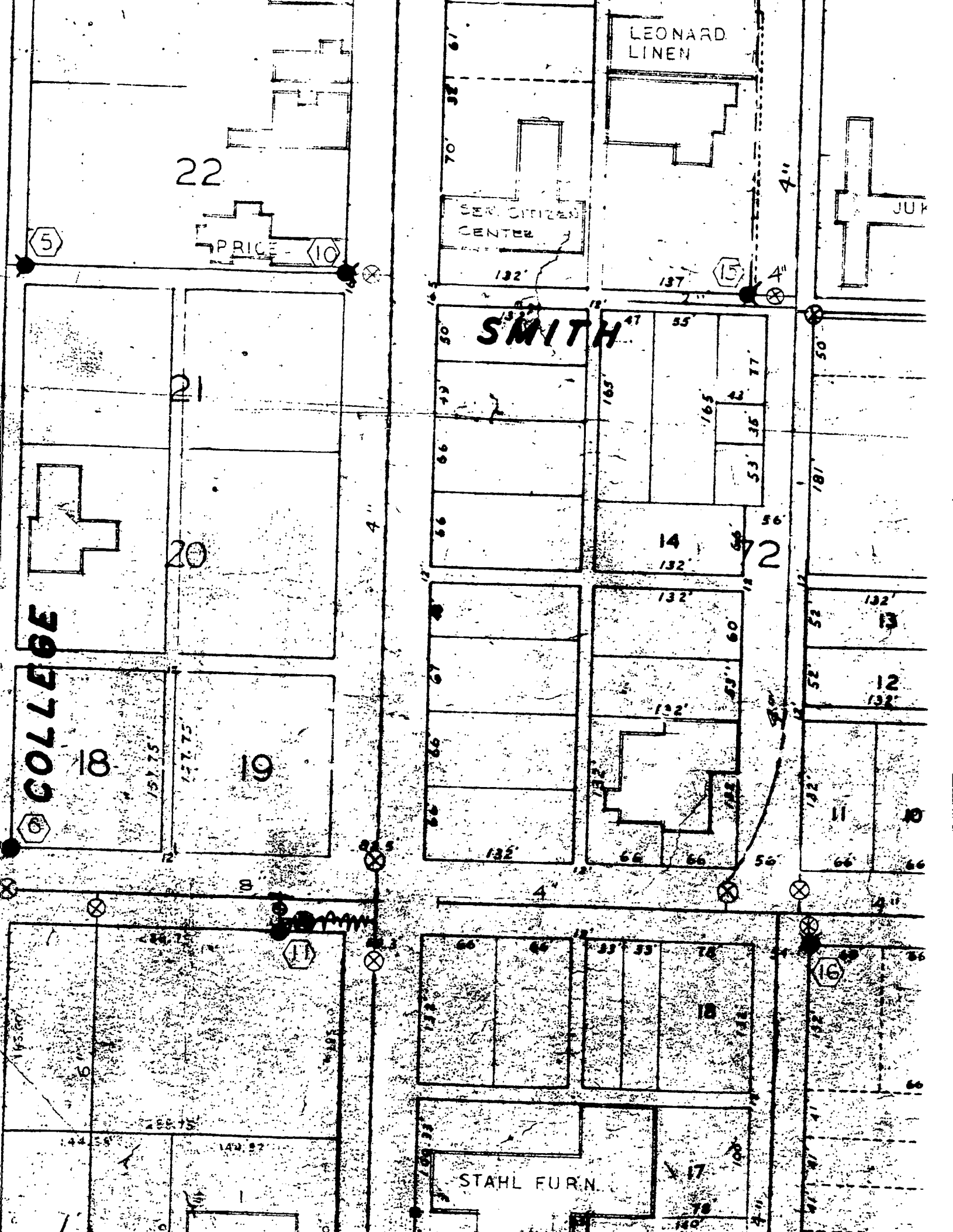
and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990.  
Seal

Signed: \_\_\_\_\_

*Edmund O. Farkas*





drainage

Water  
- down center  
of walnut

Sewer

- down center of  
lateral  
- down center of  
alley

20950 TO 2nd pr mar

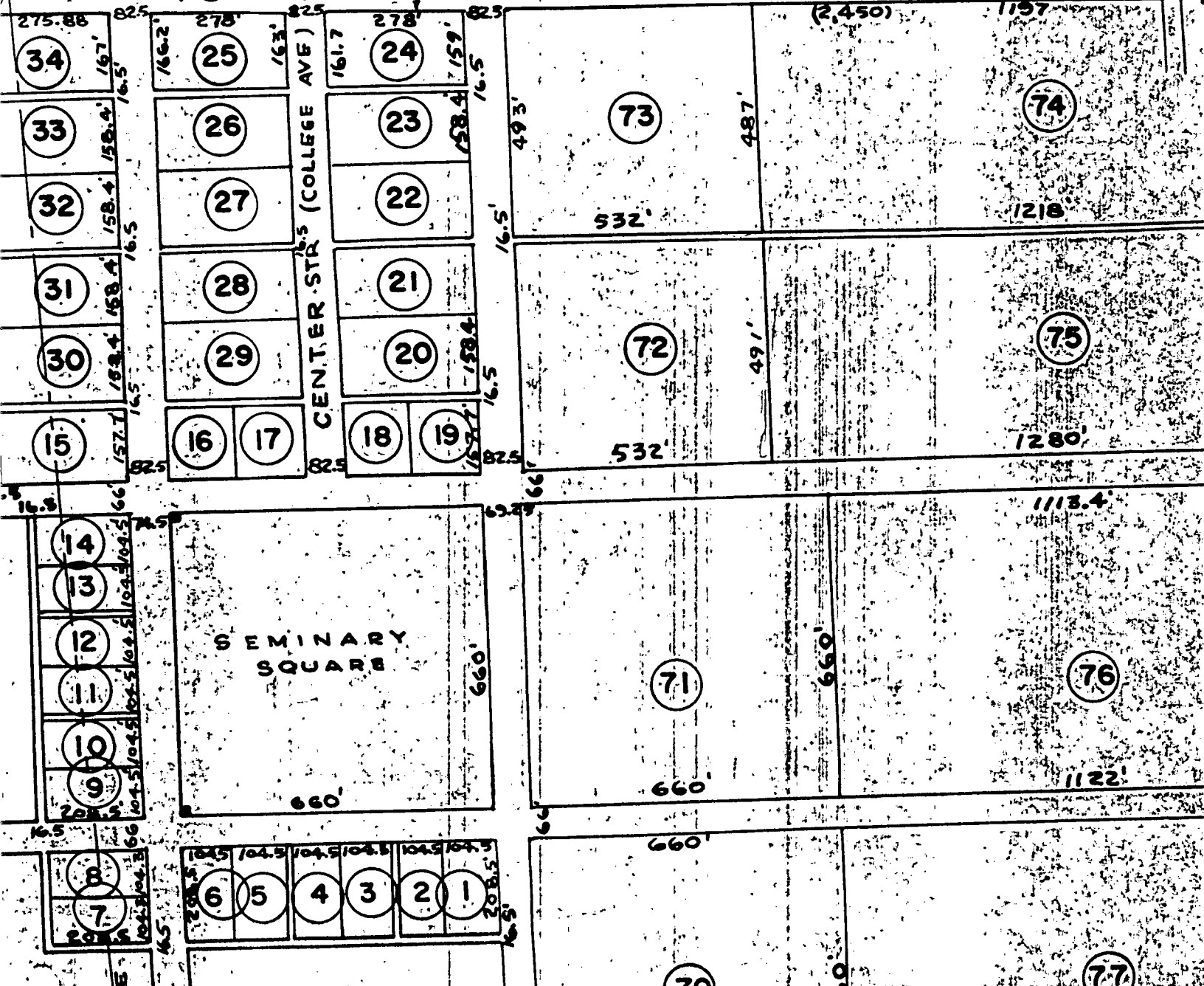
S.E. Cor. Original inlets

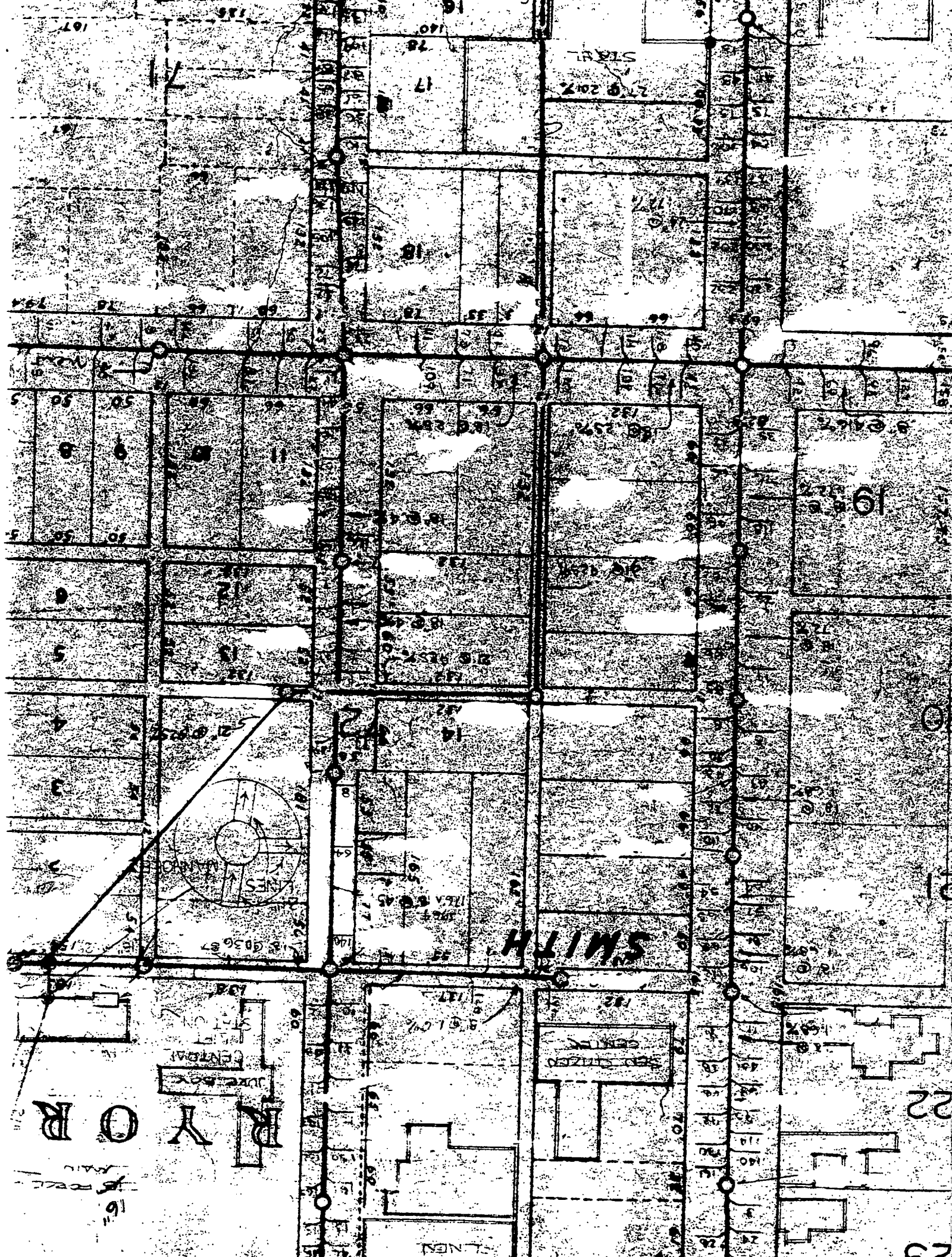
3RD. STR

on Sec. Line 2757.

LINE

TOWNSHIP





START

27.9 2012

19

SMITH

JUR. BOX

STATION

CENTRAL

STATION

STATION

STATION

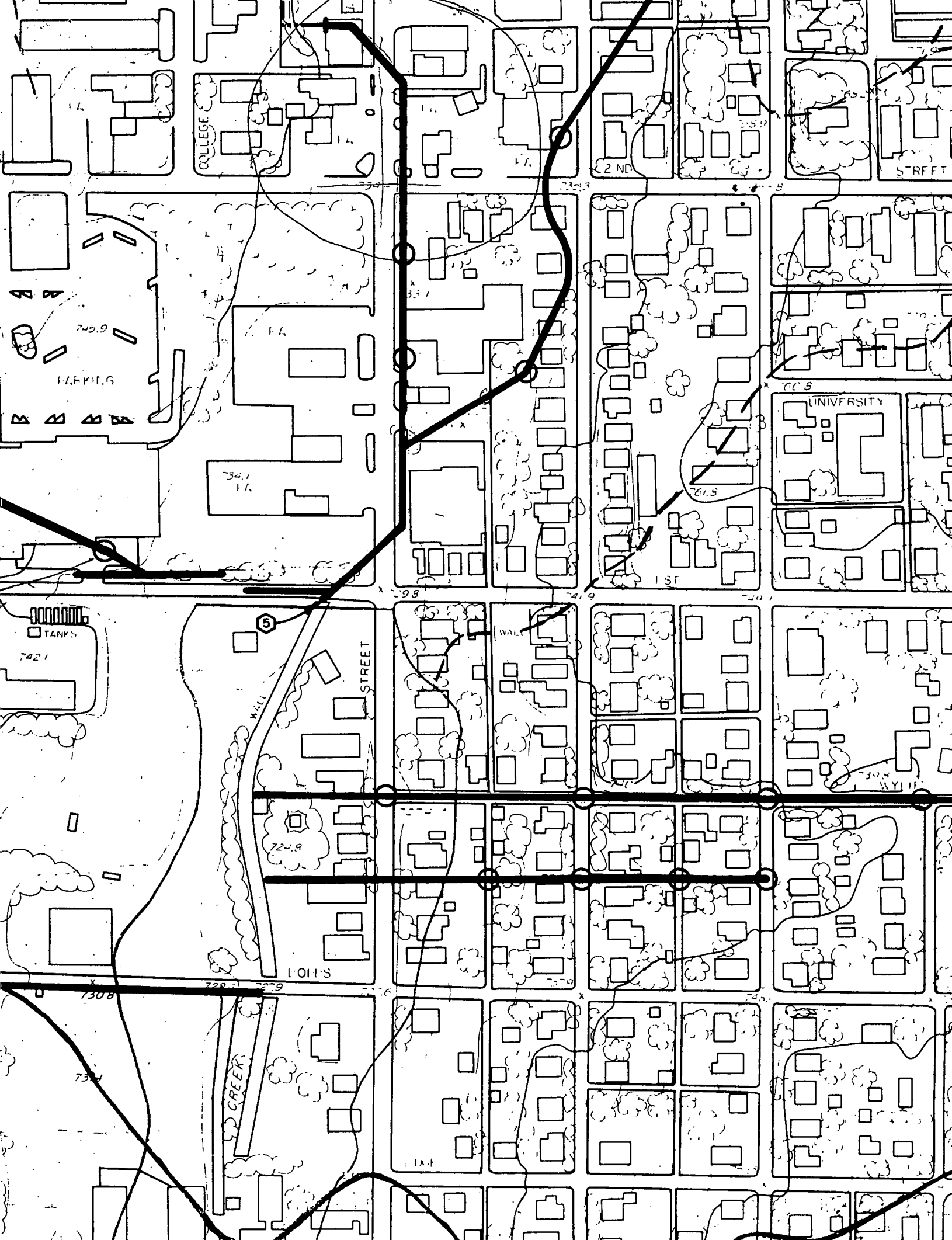
STATION

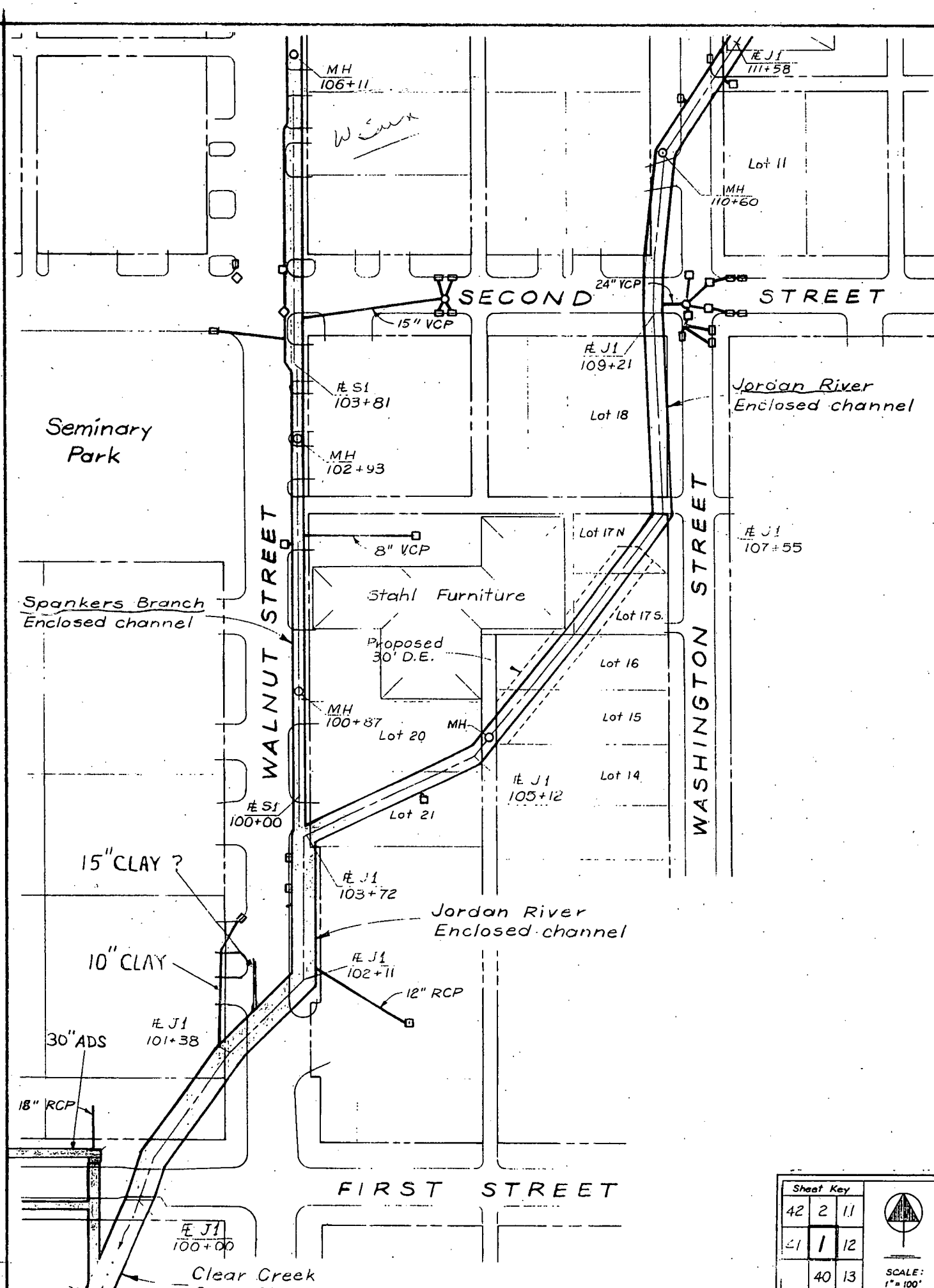
STATION


STATION

STATION





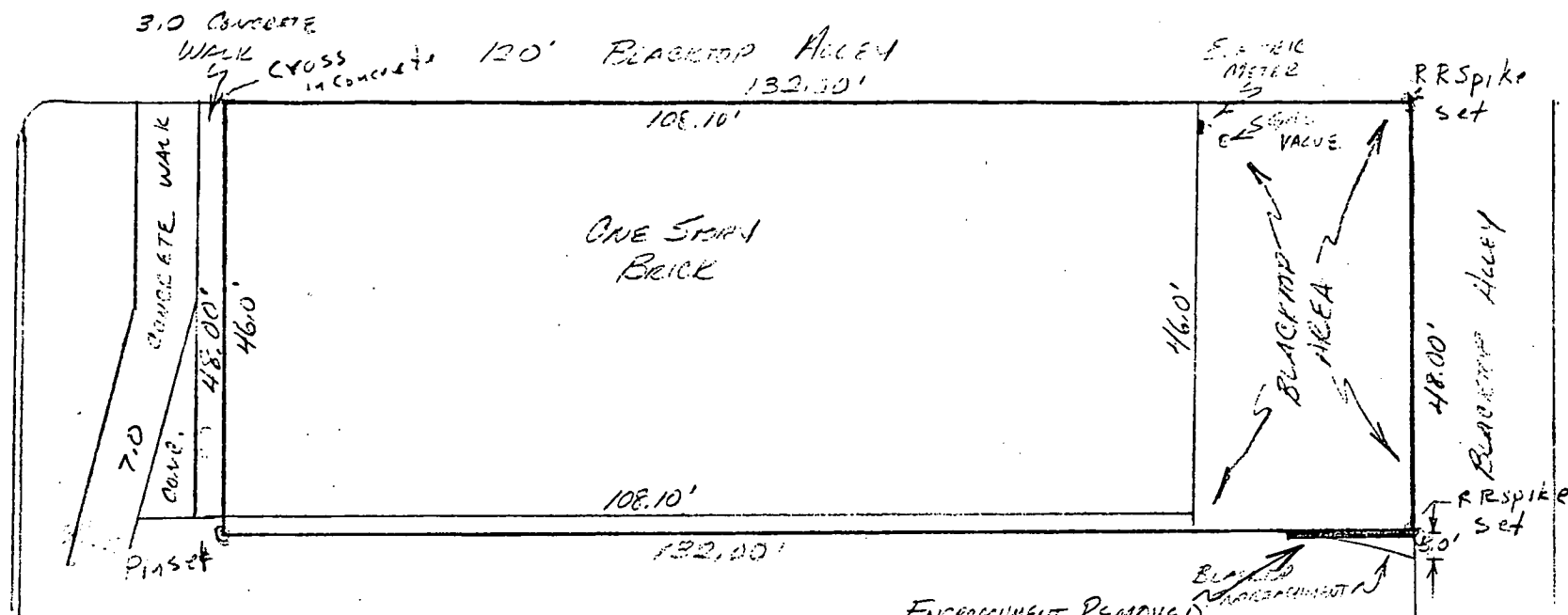


Sheet Key			
42	2	11	
41	1	12	
40	13		
			SCALE: 1" = 100'



WALNUT STREET

(BLACKTOP)



425 S WALNUT STREET

*Raymond Graham*  
RAYMOND GRAHAM P.E. 8409 L.S. 9978 INDIANA



**DESCRIPTION:**

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 199.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

**CERTIFICATION:**

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except for the blacktop encroachment at the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1"=20'

*Raymond Graham*  
RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND.  
3215 N. Smith Pike  
Bloomington, Indiana  
November 21, 1986

RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

R.L.S. 9978 INDIANA

Participating Lender \_\_\_\_\_

Participating Lenders Address \_\_\_\_\_

Indiana Housing Finance Authority

Address \_\_\_\_\_

Dear Sir or Madam;

I am an Indiana Registered Land Surveyor and on Nov 21, 1986

I made a survey and a physical inspection of the real property at 425 S. WALNUT

BUMGARDY, IND.

and shown on the accompanying survey entitled;

PART SEMINARY LOT 72, BUMGARDY, IND.

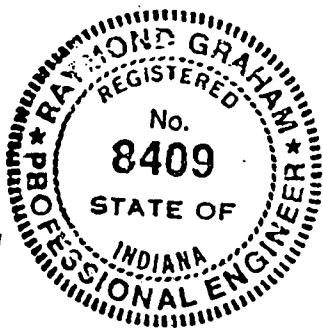
I hereby certify to you, based upon my inspection, that there is no evidence of any easements, recorded or not recorded, other than as shown on the plat of survey which I have certified to you with respect to such property, and that there is no evidence of overlaps, encroachments, or boundary line disputes except as shown on such plat of survey.

This is to certify that the subject property (is) (is not) located in a special flood hazard area as established by the Department of Housing and Urban Development, Federal Insurance Administration as per FIA Flood Hazard Boundary Maps Nos. H 01, through H 08.

Yours Truly,

Raymond Graham

Raymond Graham  
R.L.S. 9978 Indiana  
R.P.E. 8409 Indiana





10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐  
☐

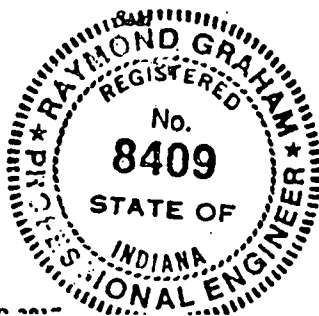
that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - *Raymond Graham*  
Date of Survey - *Nov 21 1986*  
Job No. (If Any) -  
Client's Name - *DOUGLAS A. WISSING*  
Brief Description - *part Seminary Lot 72 Bloomington Ind*

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 21 day of November, 1986



Signed: Raymond Graham  
Registered Surveyor No. LS 9978, PE 8409 Ind

194793

# Warranty Deed

BOOK 332 PAGE 179

THIS INDENTURE WITNESSETH, That DOUGLAS A. WISSING and KATHLEEN T. WISSING, husband and wife

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY, INDIANA

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

Part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

Subject to the taxes due and payable in November, 1987, and all taxes subsequent thereto.

Also subject to the unpaid balance of that certain Mortgage executed by Grantors herein to Irwin Union Bank and Trust Company, Columbus, Indiana, dated September 15, 1983, calling for the original principal sum of \$84,600.00, and recorded September 21, 1983 in Mortgage REcord A355 at pages 1 through 3 in the office of the Recorder of Monroe County, Indiana.

DULY ENTERED  
FOR TAXATION

RECORDED  
A.M. 9:47 P.M.

DEC 31 1986

JAN 02 1987

*Robert J. Brown*  
Auditor, Monroe County, Indiana

*Recorder*  
RECORDER MONROE CO., IN

In Witness Whereof, The said DOUGLAS A. WISSING and KATHLEEN T. WISSING, HUSBAND AND WIFE

have hereunto set their hands and seals this 31st day of December 1986

*Douglas A. Wissing* (Seal) *Kathleen T. Wissing* (Seal)  
Douglas A. Wissing Kathleen T. Wissing  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this A.D., 19 , personally appeared the within named

Douglas A. Wissing and Kathleen T. Wissing  
husband and wife

Grantor S in the above conveyance, and acknowledged the execution of the same to be their deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/23/87

Residing in: Monroe Co., Ind.

*Jan C. Sullivan*

Notary Public



194882

## Warranty Deed

630

332 PAGE 212

THIS INDENTURE WITNESSETH, That EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Subject to the second installment of taxes for 1986 payable in November, 1987, and all subsequent taxes,

RECORDED

A.M. P.M. 3:47

JAN 02 1987

RECORDER MONROE CO., IN

DULY ENTERED  
FOR TAXATION

JAN 02 1987

Auditor, Monroe County, Indiana

In Witness Whereof, The said EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

have hereunto set their hands and seals this 31<sup>st</sup> day of December, 19 86

Alice C. Crippen (Seal) Alice C. Crippen (Seal)  
EMMA BELLE SHIELDS by her attorneys ALICE C. CRIPPEN  
Mary Parker (Seal) Kathryn Waldon Flick (Seal)  
MARY PARKER KATHRYN WALDON FLICK  
Mary Parker (Seal) Kathryn Waldon Flick (Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 31<sup>st</sup> day of December, 1986, personally appeared the within named EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER and KATHRYN WALDON FLICK, adults,

Grantors in the above conveyance, and acknowledged the execution of the same to be their deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal. My Commission expires 3/23/87

Residing in: Monroe Co., Indiana

Notary Public

Prepared under direction of WILLIAM B. REAM, LAWYER

# REVISION BY REQUEST

UNITED COMPANIES LIFE INSURANCE COMPANY,  
IT SUCCESSORS AND ASSIGNS

ALSO ALL AMERICAN & BAKER & DANIELS

SURVEYOR'S NOTE : 1 THE ASPHALT AREA AS  
SHOWN ON THE PLAT IS THE POSSIBLE  
PARKING AREA, HOWEVER PARKING SPACES  
ARE NOT MARKED. THE NUMBER OF PARKING  
SPACES SHOULD BE DETERMINED BY THE  
CITY OF BLOOMINGTON PLANNING DEPT. BY  
CORES

2 THE SUBJECT PROP. IS NOT  
LOCATED IN A FLOOD HAZARD  
AREA. ACCORDING TO THE FLOOD  
HAZARD BOUNDARY MAPS

TO THE BEST OF OUR KNOWLEDGE  
3 ACCORDING TO THE LEGAL DETCS AND OUR FIELD SURVEY  
THE SUBJECT PROP. PARCELS ARE  
CONTIGUOUS ALONG THE COMMON  
BOUNDARIES

4 THE EXISTING <sup>BLDG.</sup> AS SHOWN ON THE  
PLAT IS ENCRANCHING ON THE PUBLIC  
R/W ON THE EAST WEST SIDE.



FLOOD ZONE CERTIFICATION

Mark Peters

RORY OBRYAN

NOTE: ENCROACHMENT

317-237-0300

82' <sup>50</sup>/<sub>51</sub>

199'

132'

ALTA

✓  
PUBLIC ROADWAY WIDTH

Legal desc. on Plat

P.O.B. - 199'

ALL

✓  
~~SHOW ALL CALLS~~ !

✓  
~~WIDTH OF STREETS~~

Parcels are CONTIGUOUS ALONG THE  
COMMON BOUNDARIES !

TOTAL No. OF PARKING SPACES

No. OF HANDY CAPPED SPACES

BAKER & DANIELS

300 N. MERIDIAN

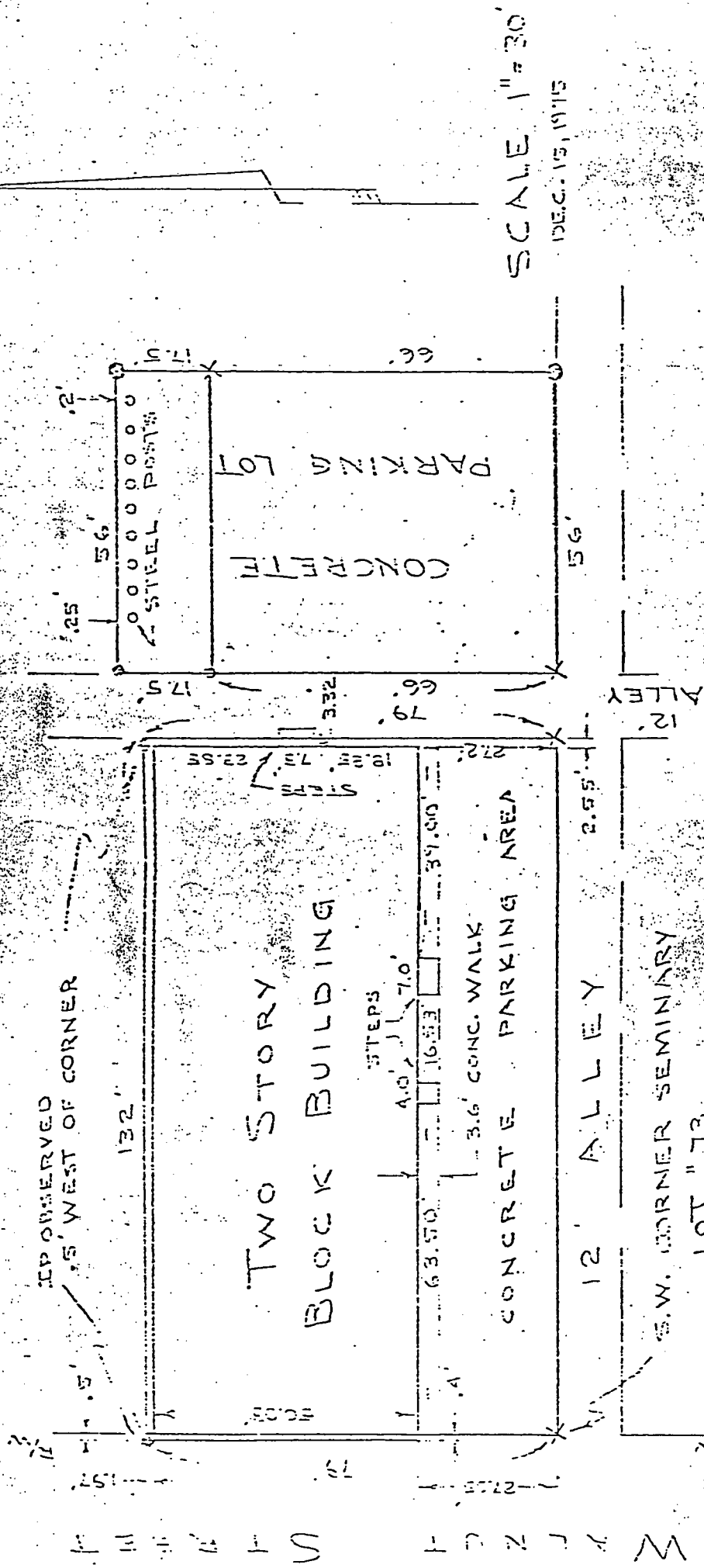
INDIANAPOLIS, IND.

46204

*Handwritten signature*

LMC  
SUE  
D  
KENT  
C

349 S. WALNUT STREET



$\frac{0}{m} = \frac{1}{n}$

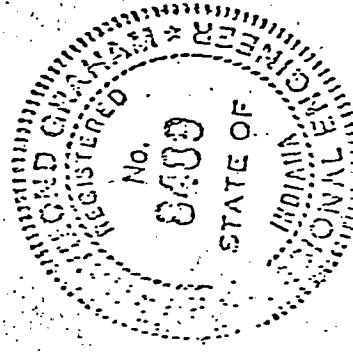
1952.15.19.15

SECRET	X
CANALIAN	I
MAILED	I
R R	②

Raymond Graham

RAYMOND GRAHAM  
R.F.E. 3409 IND.

3215 N. SWITH PKE.  
BLOOMINGTON, IND.





**NAJAM & WILSON**  
ATTORNEYS AT LAW  
646 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404

EDWARD W. NAJAM, JR.  
LLOYD T. WILSON, JR.

TELEPHONE: (812) 332-4577  
TELECOPIER: (812) 332-4774

**TELECOPIER COVER LETTER**

Page: 1 of 4

Date: February 18, 1991

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Mike Friley FAX: (812) 876-2309

LOCATION: Ellettsville, Indiana TELE: (812) 876-2305

FROM: Edward W. Najam, Jr., Bloomington, Indiana 47404

TELECOPIER: (812) 332-4774

IF YOU DO NOT RECEIVE ALL OF THE PAGES,  
PLEASE CALL: (812) 332-4577

**MIKE:**

These are the survey requirements (EXHIBIT "F") for the survey on 425 South Walnut Street (Part of Seminary Lot 72). You will be receiving a telephone call from Rory O'Bryan or Joe Scimia, attorneys with Baker & Daniels in Indianapolis. They represent the mortgage lender. The survey needs to be up-dated to include this information.

Also enclosed is an excerpt from the letter which Baker & Daniels sent us which concerns survey requirements.

I will call you tomorrow (Tuesday). Thank you.

# Minimum Standard Detail Requirements

FOR

## ALTA/ACSM Land Title Surveys

as adopted by

American Land Title Association

and

American Congress On Surveying & Mapping

It is recognized that members of the American Land Title Association (ALTA) have specific problems, peculiar to title insurance matters, which require particular information in detail and exactness for acceptance by title insurance companies when said companies are asked to insure title to land without exceptions as to the many matters which might be discoverable from survey and inspection and not be evidenced by the public records. In the general interest of the public, the surveying profession, title insurers and abstracters, the American Land Title Association and the American Congress on Surveying and Mapping jointly promulgate and set forth such details and criteria for exactness. It is understood that local variations may require local adjustments to suit local situations, and often must be applied. It is recognized equally that title insurance companies are entitled to, and should be able to, rely on the evidence furnished to them being of the appropriate professional quality, both as to completeness and as to accuracy; that it is equally recognized that for the performance of a survey, the surveyor will be provided with appropriate data which can be relied upon in the preparation of the survey.

For a survey of real property and the plat or map of the survey to be acceptable to a title insurance company for purposes of insuring title to said real property free and clear of survey questions (except those questions disclosed by the survey and indicated on the plat or map), certain specific and pertinent information shall be presented for the distinct and clear understanding between the client (in-

sured), the title insurance company (insurer), and the surveyor (the person professionally responsible for the survey). These requirements are:

(1) The client, at the time of ordering a survey, shall notify the surveyor that an "ALTA/ACSM LAND TITLE SURVEY" is required, meeting the accuracy requirements of a Class A, B, C, or D Survey as defined in Tables 1 and 2 herein, shall designate which of the additional requirements listed on Table 3 must be included, and shall furnish to the surveyor the record description of the property, documents reflecting any record easements benefitting the property, and the record easements or servitudes and covenants affecting the property ("Record Documents") to which the "ALTA/ACSM LAND TITLE SURVEY" shall subsequently make reference. The names and deed data of all adjacent owners as available, and all pertinent information affecting the property being surveyed, shall be transmitted to the surveyor for notation on the plat or map of the survey.

(2) The plat or map of such survey shall bear the name, address, telephone number, and signature of the professional land surveyor who made the survey, his or her official seal and registration number, the date the survey was completed and the dates of all revisions, and the caption "ALTA/ACSM Land Title Survey" with the certification set forth in paragraph 8.

(3) An "ALTA/ACSM LAND TITLE SURVEY" shall be Class A, B, C, or D, in accor-

dance with the "Classification and Specifications for Cadastral Surveys" as adopted by the American Congress on Surveying and Mapping on March 21, 1986, incorporated herein as Tables 1 and 2. Should these above cited specifications be in conflict with state laws, rules or regulations, the more stringent requirements must be followed.

(4) On the plat or map of an "ALTA/ACSM LAND TITLE SURVEY," the survey boundary shall be drawn to a convenient scale, with that scale clearly indicated. A graphic scale, shown in feet or meters or both, will be included. A north arrow shall be shown and when practicable, the plat or map of survey shall be oriented so that North is at the top of the drawing. If required, supplementary or exaggerated diagrams shall be presented accurately on the plat or map. No plat or map drawing less than the minimum size of 8 1/2 by 11 inches will be acceptable.

(5) The survey shall be performed on the ground and the plat or map of an "ALTA/ACSM LAND TITLE SURVEY" shall contain, in addition to the required items already specified above, the following applicable information:

(a) All data necessary to indicate the mathematical dimensions and relationships of the boundary represented, with angles given directly or by bearings, and with the length of each curve, together with its radius, chord, and chord bearing shown. The point of beginning of the surveyor's description shall be shown as well as the remote point of beginning if different. A bearing base shall refer to some well-fixed bearing line, so that the bearings may be easily re-established. All bearings around the boundary shall read in a clockwise direction wherever possible. The North arrow shall be referenced to its bearing base and should that bearing base differ from record title, that difference shall be noted.

(b) When record bearings or angles or distances differ from measured bearings, angles or distances, both the record and measured bearings, angles, and distances shall be clearly indicated. If the record description fails to form a mathematically closed figure, the surveyor shall so indicate.

(c) Measured and record distances from corners of parcels surveyed to the nearest right-of-way lines of streets in urban or suburban areas, together

with recovered lot corners and evidence of lot corners, shall be noted. The distances to the nearest intersecting street shall be indicated and verified. Names and widths of streets and highways abutting the property surveyed and the widths of rights of way shall be given. Any use contrary to the above shall be noted. Access (or lack thereof) to such abutting streets or highways shall be indicated. Private roads shall be so indicated.

(d) The identifying title of all record plats or filed maps which the survey represents, wholly or in part, shall be shown with their filing dates and map numbers, and the lot, block, and section numbers or letters of the surveyed premises. Names of adjoining owners and/or recorded lot or parcel numbers, recording information for last available conveyance, and similar information, where needed, shall be shown. The survey shall indicate set back or building restriction lines which have been platted and recorded in subdivision plats or which appear in a Record Document which has been delivered to the surveyor. Parcel lines shall clearly indicate contiguity, gores, and/or overlaps. Where only a part of a recorded lot or parcel is included in the survey, the balance of the lot or parcel shall be indicated.

(e) All evidence of monuments found or placed, shall be shown and noted to indicate which were found and which were placed. All evidence of monuments found beyond the surveyed premises, on which establishment of the corners of the surveyed premises are dependent, shall be indicated. The character of any and all evidence of possession shall be stated and the location of such evidence carefully given in relation to both the measured boundary lines, as well as those established by the record description. An absence of notation on the survey shall be presumptive of no physical evidence of possession along the record line.

(f) The location of all buildings upon the plot or parcel shall be shown and their locations defined by measurements perpendicular to the boundaries. If there are no buildings erected on the property being surveyed, the plat or map shall bear the statement, "No buildings." Proper street numbers



shall be shown where available. All easements evidenced by a Record Document which have been delivered to the surveyor shall be shown, both those burdening and those benefitting the property surveyed, indicating recording information. If such an easement cannot be located, a note to this effect should be included. Observable evidence of easements and/or servitudes of all kinds, such as those created by roads; rights-of-way; water courses; drains; telephone, telegraph, or electric lines; water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties if they appear to affect the surveyed property, shall be located and noted. If the surveyor has knowledge of any such easements and/or servitudes, not observable at the time the present survey is made, such lack of observable evidence shall be noted. Surface indications, if any, of underground easements and/or servitudes shall also be shown.

(g) The character and location of all walls, buildings, or fences within two feet of either side of the boundary lines shall be noted. Physical evidence of all encroaching structural appurtenances and projections, such as fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim, etc., by or on adjoining property or on abutting streets, on any easement or over setback lines shall be indicated with the extent of such encroachment or projection. If the client wishes to have additional information with regard to appurtenances such as whether or not such appurtenances are independent, division, or party walls and are plumb, the client will assume the responsibility of obtaining such permissions as are necessary for the surveyor to enter upon the properties to make such determinations.

(h) Driveways and alleys on or crossing the property must be shown. Where there is evidence of use by other than the occupants of the property, the surveyor must so indicate on his plan. Where driveways or alleys on adjoining properties encroach, in whole or in part, on the property being surveyed, the surveyor must so indicate on his plans with appropriate measurements.

- (i) Cemeteries and burial grounds disclosed in the process of surveying or searching the title to the premises shall be shown by actual location if known.
  - (j) Ponds, lakes, springs, or rivers bordering on or running through the premises being surveyed shall be shown by actual location.
  - (k) Streets abutting the premises, which have been legally defined but not physically opened, shall be shown and so noted.
- (6) As a minimum requirement, the surveyor shall furnish two sets of prints of the plat or map of survey to the title insurance company or the client. If the plat or map of survey consists of more than one sheet, the sheets shall be numbered, the total number of sheets indicated and match lines be shown on each sheet. The prints shall be on durable and dimensionally stable material of a quality standard acceptable to the title insurance company. At least two copies of the boundary description prepared from the survey shall be similarly furnished by the surveyor and shall be on the face of the plat or map of survey, if practicable, or otherwise attached to and incorporated in the plat or map. Reference to date of the "ALTA/ACSM LAND TITLE SURVEY", surveyor's file number (if any), political subdivision, section, township and range, along with appropriate aliquot parts thereof, and similar information shown on the plat or map of survey shall be included with the boundary description.
- (7) Water boundaries are subject to change due to erosion or accretion by tidal action or the flow of rivers and streams. A realignment of water bodies may also occur due to many reasons such as deliberate cutting and filling of bordering lands or by evulsion. Recorded surveys of natural water boundaries are not relied upon by title insurers for location of title.
- When a property to be surveyed for title insurance purposes contains a natural water boundary, the surveyor shall measure the location of the boundary according to appropriate surveying methods and note on the plan the date of the measurement and the caveat that the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title.
- (8) When the surveyor has met all of the minimum standard detail requirements for an ALTA/ACSM Land Title Survey, he shall make the following certification on the plat:

To (name of client) and (name of title insurance company, if known):

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class \_\_\_\_ Survey, as defined therein, and includes items of Table 3 thereof.

(signed) \_\_\_\_\_ (seal)

Registration No. \_\_\_\_\_

Adopted by the Board of Direction, American Congress on Surveying and Mapping on September 16, 1988.

Adopted by the American Land Title Association on October 19, 1988.

## American Congress On Surveying and Mapping

*Classification and Specifications  
For Cadastral Surveys*

### INTRODUCTION

The degree of precision necessary for a particular cadastral survey should be based on the intended use of the land parcel, without regard to its present use, provided the surveyor has knowledge of the intended use.

Four general survey classes are defined using various state regulations and accepted practices. These general classes are listed and defined in table 1 below.

TABLE 1

### SURVEY CLASSES BY LAND USE

#### CLASS A—URBAN SURVEYS

Surveys of land lying within or adjoining a City or Town. This would also include the surveys of Commercial and Industrial properties, Condominiums, Townhouses, Apartments and other multiunit developments, regardless of geographic location.

#### CLASS B—SUBURBAN SURVEYS

Surveys of land lying outside urban areas. This land is used almost exclusively for single family residential use or residential subdivisions.

#### CLASS C—RURAL SURVEYS

Surveys of land such as farms and other undeveloped land outside the suburban areas which may have a potential for future development.

#### CLASS D—MOUNTAIN and MARSHLAND SURVEYS

Surveys of lands which normally lie in remote areas with difficult terrain and usually have limited potential for development.

TABLE 3

## ADDITIONAL SURVEY REQUIREMENTS

If checked, the following additional items shall be shown on the ALTA/ACSM LAND TITLE SURVEY:

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. _____ Monuments placed (or a reference monument) at all major corners of the boundary of the property.</li> <li>2. _____ Legend of all symbols and abbreviations used.</li> <li>3. _____ Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).</li> <li>4. _____ Flood zone designation.</li> <li>5. _____ Land area.</li> <li>6. _____ Contours.</li> <li>7. _____ Setback, height and bulk restrictions of record or disclosed by applicable zoning or building codes (in addition to those recorded in subdivision maps). If none, so state.</li> <li>8. _____ Square footage of all buildings.</li> <li>9. _____ All improvements (in addition to buildings, such as signs, parking areas or structures, swimming pools, etc.).</li> <li>10. _____ Parking areas and, if striped, the striping and the number of parking spaces.</li> <li>11. _____ Indication of access to a public way such as curb cuts, driveways marked.</li> <li>12. _____ Location of all utilities serving the property, including without limitation:               <ol style="list-style-type: none"> <li>(a) all railroad tracks and sidings;</li> </ol> </li> </ol> | <ol style="list-style-type: none"> <li>(b) all manholes, catch basins, valve vaults or other surface indications of subterranean uses;</li> <li>(c) all wires and cables (including their function) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross wires or overhangs affecting the surveyed premises; and</li> <li>(d) all utility company installations on the surveyed premises.</li> </ol> <ol style="list-style-type: none"> <li>13. _____ Observable evidence of cemeteries.</li> <li>14. _____ Governmental Agency Requirements:               <div style="margin-left: 20px;">                 Department of Housing and Urban Development<br/>                 Veteran's Administration<br/>                 Other               </div> </li> <li>15. _____ Significant observations not otherwise disclosed.</li> <li>16. _____</li> <li>_____</li> <li>_____</li> </ol> |
|---|---|

NOTE: The items of Table 3 must be negotiated between the surveyor and client. It may be necessary for the surveyor to qualify or expand upon the description of these items, e.g. in reference to Item 7, there may be a need for an interpretation of a restriction. The surveyor cannot make a certification on the basis of an interpretation.

# Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS



as  
adopted  
by



American Land Title Association  
and  
American Congress on Surveying & Mapping  
1988



AMERICAN CONGRESS on SURVEYING and MAPPING

TABLE 2  
MINIMUM ANGLE, DISTANCE and CLOSURE REQUIREMENTS FOR CLASSES OF SURVEYS  
(1)

SURVEY CLASS	DIR. READING OF INSTRUMENT (2)	INSTRUMENT READING ESTIMATED (3)	NUMBER OF OBSERVATIONS PER STATION (4)	SPREAD FROM MEAN OF D&R NOT TO EXCEED (5)	ANGLE CLOSURE WHERE N = NO. OF STATIONS NOT TO EXCEED	LINEAR CLOSURE (6)	DISTANCE MEASUREMENT (7)	MINIMUM LENGTH OF MEASUREMENTS (8), (9), (10)
A	20" <1'> <span style="border: 1px solid black; padding: 0 2px;">10"</span>	5" <0.1'> N.A.	2 D&R	5" <0.1'> <span style="border: 1px solid black; padding: 0 2px;">5"</span>	10" $\sqrt{N}$	1:15,000	EDM or Doubletape with steel tape	(8) 81m, (9) 153m (10) 20m
B	20" <1'> <span style="border: 1px solid black; padding: 0 2px;">10"</span>	10" <0.1'> N.A.	2 D&R	10" <0.2'> <span style="border: 1px solid black; padding: 0 2px;">10"</span>	15" $\sqrt{N}$	1:10,000	EDM or steel tape	(8) 54m, (9) 102m (10) 14m
C	<span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">20"</span> <1'> <span style="border: 1px solid black; padding: 0 2px;">20"</span>	N.A.	1 D&R	<span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">20"</span> <0.3'> <span style="border: 1px solid black; padding: 0 2px;">20"</span>	20" $\sqrt{N}$	1:7,500	EDM or steel tape	(8) 40m, (9) 76m (10) 10m
D	<span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">1'</span> <1'> <span style="border: 1px solid black; padding: 0 2px;">1'</span>	N.A.	1 D&R	<span style="border: 1px solid black; border-radius: 50%; padding: 0 2px;">30"</span> <0.5'> <span style="border: 1px solid black; padding: 0 2px;">30"</span>	30" $\sqrt{N}$	1:5,000	EDM or steel tape	(8) 27m, (9) 51m (10) 7m

Note (1) All requirements of each class must be satisfied in order to qualify for that particular class of survey. The use of a more precise instrument does not change the other requirements, such as number of angles turned, etc.

Note (2) Instrument must have a direct reading of at least the amount specified (not an estimated reading), i.e.; 10" = Micrometer reading theodolite, <1'> = Scale reading theodolite, 10" = Electronic reading theodolite, 20" = Micrometer reading theodolite, or a vernier reading transit.

Note (3) Instrument must have the capability of allowing an estimated reading below the direct reading to the specified reading.

Note (4) D & R means the Direct and Reverse positions of the instrument telescope, i.e., Class A requires that two angles in the direct and two angles in the reverse position be measured and meaned.

Note (5) Any angle measured that exceeds the specified amount from the mean must be rejected and the set of angles re-measured.

Note (6) Ratio of closure after angles are balanced and closure calculated.

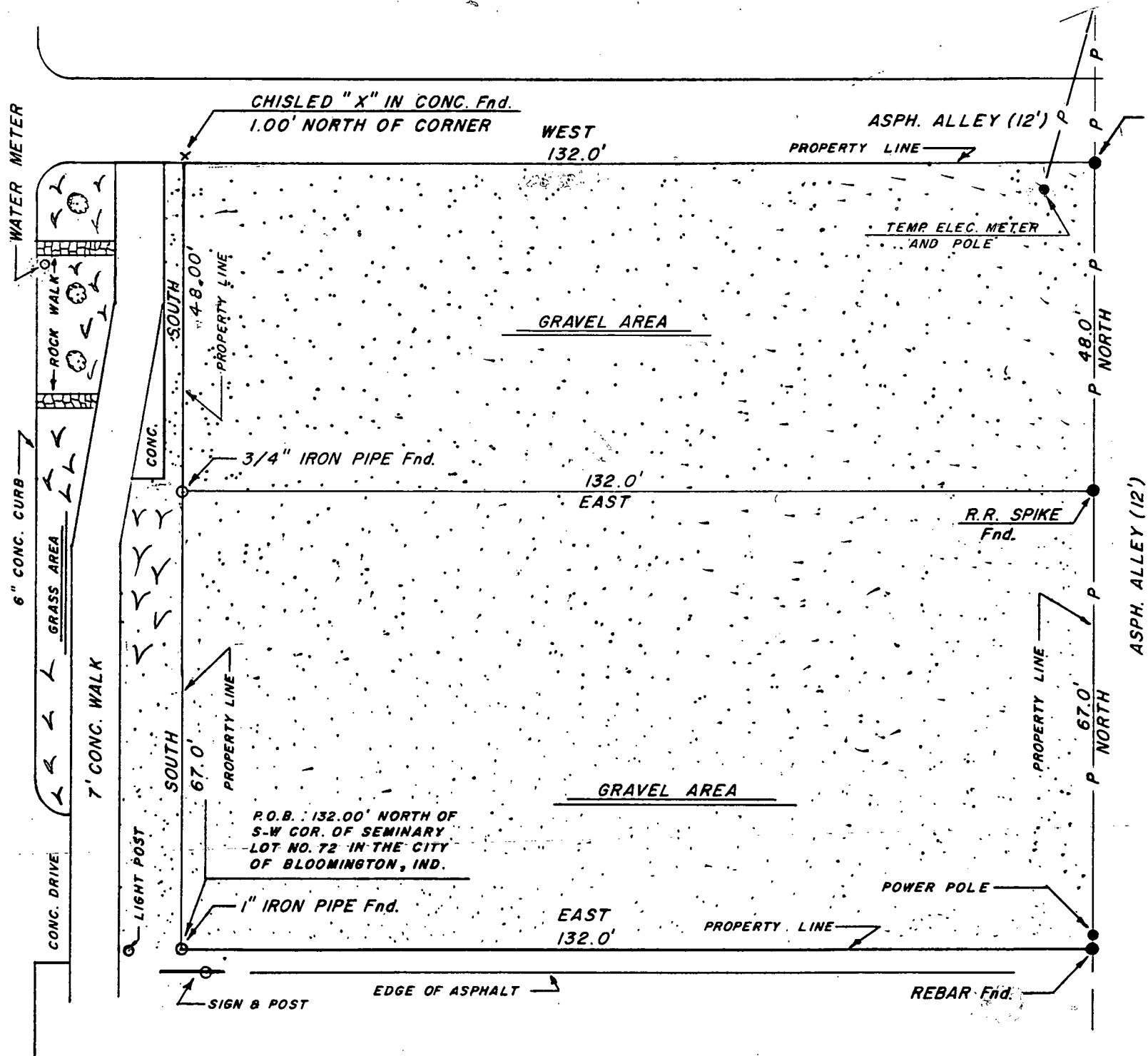
Note (7) All distance measurements must be made with a properly calibrated EDM or Steel tape, applying atmospheric, temperature, sag, tension, slope, scale factor and sea level corrections as necessary.

Note (8) EDM having an error of 5mm, independent of distance measured (Manufacturers specification)

Note (9) EDM having an error of 10mm, independent of distance measured (Manufacturers specifications)

Note (10) Calibrated steel tape.

Q SOUTH WALNUT STREET



Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

This property is not located in a flood hazard area.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 18th day of May, 1990

*Edmund O. Farkas*

Edmund O. Farkas  
Reg. Land Surveyor  
R.L.S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.



THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mall tax bills to: 409 S. Walnut St., Bloomington IN 47401

Tax Key No.: \_\_\_\_\_

004449

# WARRANTY DEED

372 331

This indenture witnesseth that R. DAVID MINNICK, of legal age,

DULY ENTERED  
FOR TAXATION

of Monroe

County in the State of Indiana

APR 20 1990

Convey and warrant to

WALNUT STREET PARTNERSHIP,  
an Indiana general partnership, *Margaret Cook*  
Auditor Monroe County, Indiana

of Monroe

County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration  
the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County  
in the State of Indiana, to wit:

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

State of Indiana, Monroe County, ss:

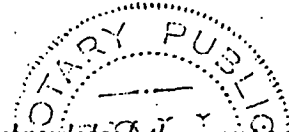
Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of April 19 90 personally appeared:

R. DAVID MINNICK, of legal age,  
the Grantor herein,

Dated this 20th Day of April 19 90

*R. David Minnick*  
R. David Minnick

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires May 3 19 93



*Linda E. Kylander*  
Linda E. Kylander Notary Public

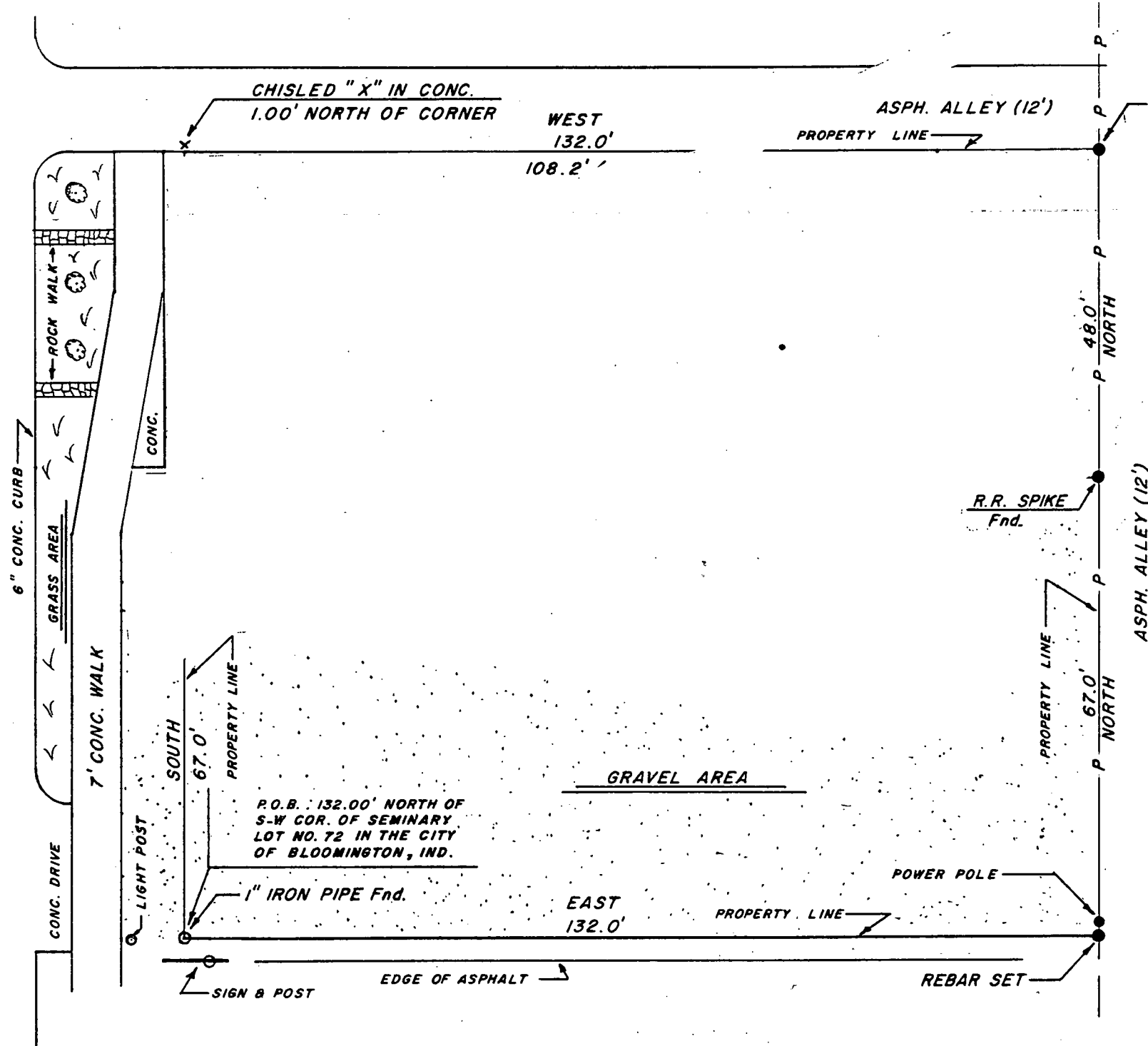
Resident of Monroe County.

RECORDED  
/ A.M. P.M. 3:50

APR 20 1990

*Realty*  
RECORDER MONROE CO., IN

Q SOUTH WALNUT STREET



N

SCALE: 1" = 20'

⊙ = SHADE TREE

— T — = TELEPHONE LINE

— P — = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

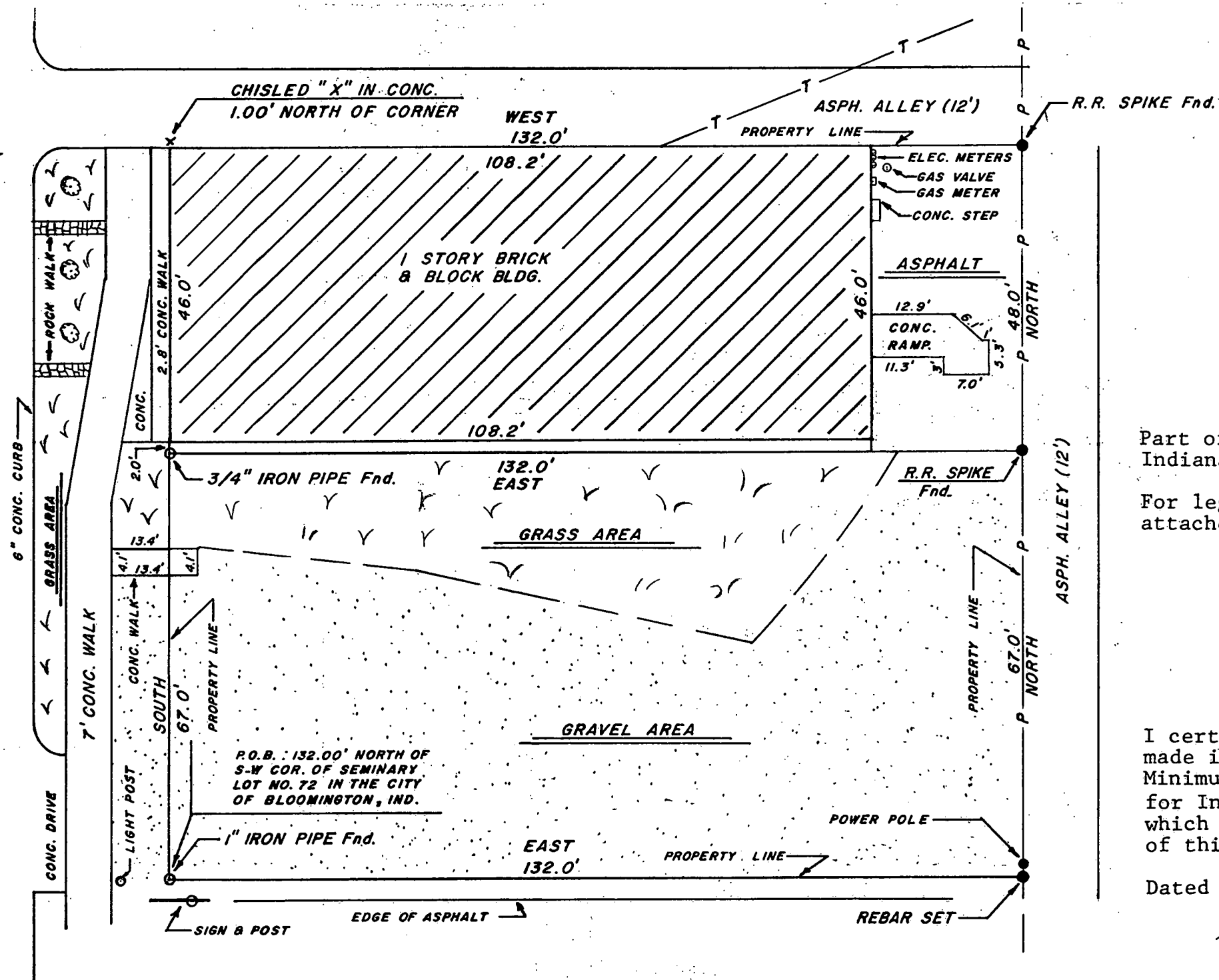
I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.





Q SOUTH WALNUT STREET



SCALE: 1" = 20'

☼ = SHADE TREE

—T— = TELEPHONE LINE

—P— = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990

*Edmund O. Farkas*

Edmund O. Farkas  
Monroe County Surveyor  
R. L. S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

# Warranty Deed

THIS INDENTURE WITNESSETH, That EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Subject to the second installment of taxes for 1986 payable in November, 1987, and all subsequent taxes.

COPY

In Witness Whereof, The said EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

have hereunto set their hands and seals this 31st day of December, 1986

Alice C. Crippen  
Mary Parker  
EMMA BELLE SHIELDS

(Seal)

Alice C. Crippen  
ALICE C. CRIPPEN

(Seal)

Mary Parker  
MARY PARKER

(Seal)

Kathryn Waldon Flick  
KATHRYN WALDON FLICK

(Seal)

(Seal)

(Seal)

STATE OF INDIANA,

MONROE

COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 31st day of December A.D. 1986, personally appeared the within named EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER and KATHRYN WALDON FLICK, adults,

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/23/87

Residing in: Monroe Co., Indiana

Jan C. Sullivan

Notary Public

Prepared under direction of WILLIAM B. REAM, LAWYER

# TRI CO Surveying & Mapping

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429

## STATEMENT

WALNUT STREET PARTNERSHIP  
c/o ALL AMERICAN TITLE INC.  
321 S. WALNUT  
BLOOMINGTON, IN 47404

DATE 12-12-90

\$ 88.50

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
	ADDITIONAL CHARGE FOR PLAT REVISION OF SURVEY OF PART OF SEMINARY LOT 72 AS REQUESTED.	88.50		88.50

**THANK YOU**  
**TRI CO SURVEYING & MAPPING**

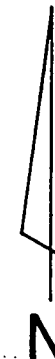
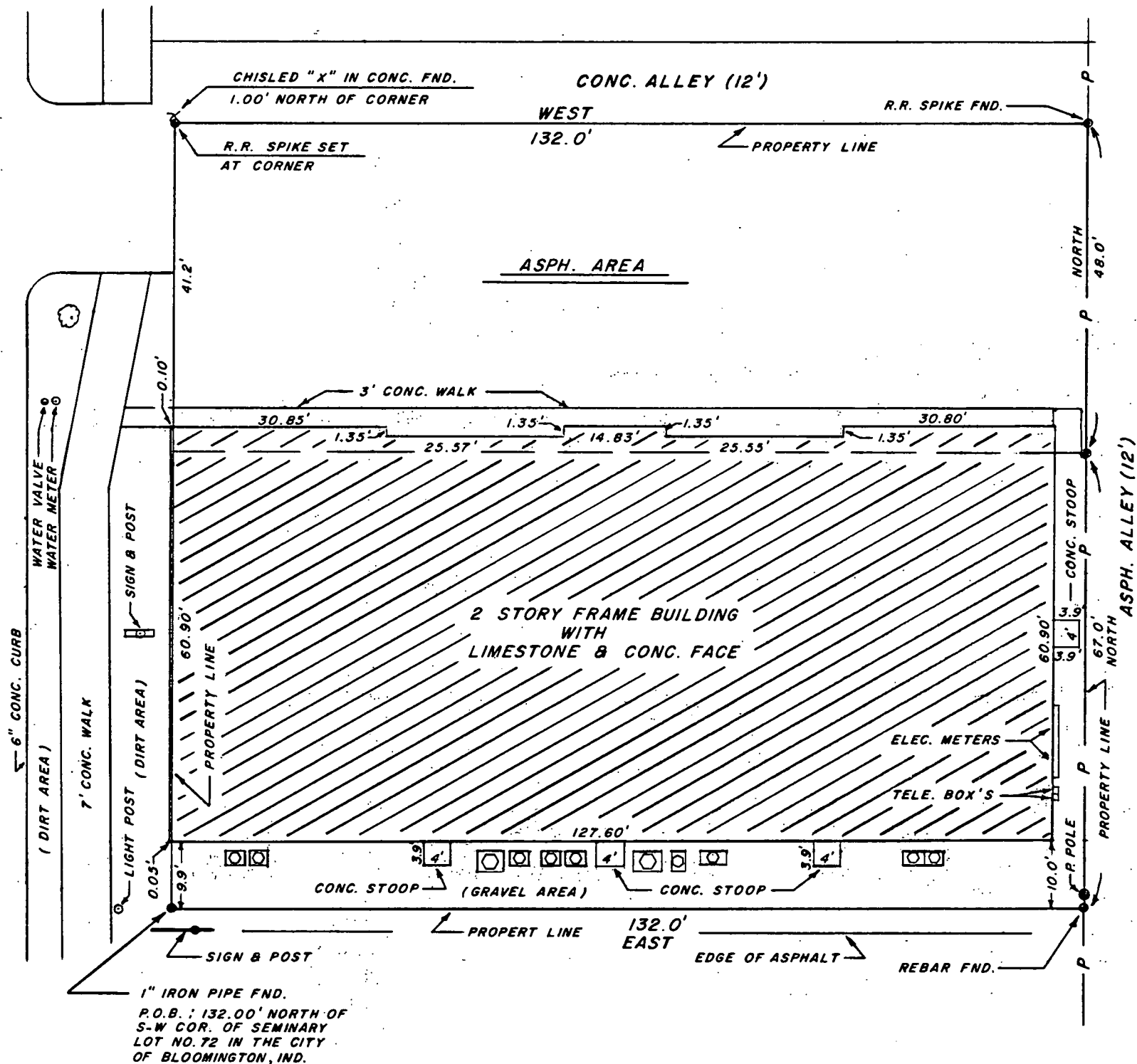
  
PAY LAST AMOUNT  
IN THIS COLUMN










2 SOUTH WALNUT STREET



SCALE: 1" = 20'

-  = SHADE TREE
-  = POWER LINE
-  = HEAT PUMP


Part of Seminary Lot No. 72,  
Bloomington, Indiana

For legal description, please see  
attached deeds.

SURVEYOR'S NOTE: For other utility  
information please  
see the attached  
drawings provided  
by the City of  
Bloomington.

I certify that this survey was made in  
accordance with the Minimum Standard  
Detail Requirements for Indiana Land  
Title Surveys and which are by ref-  
erence made a part of this certificate.

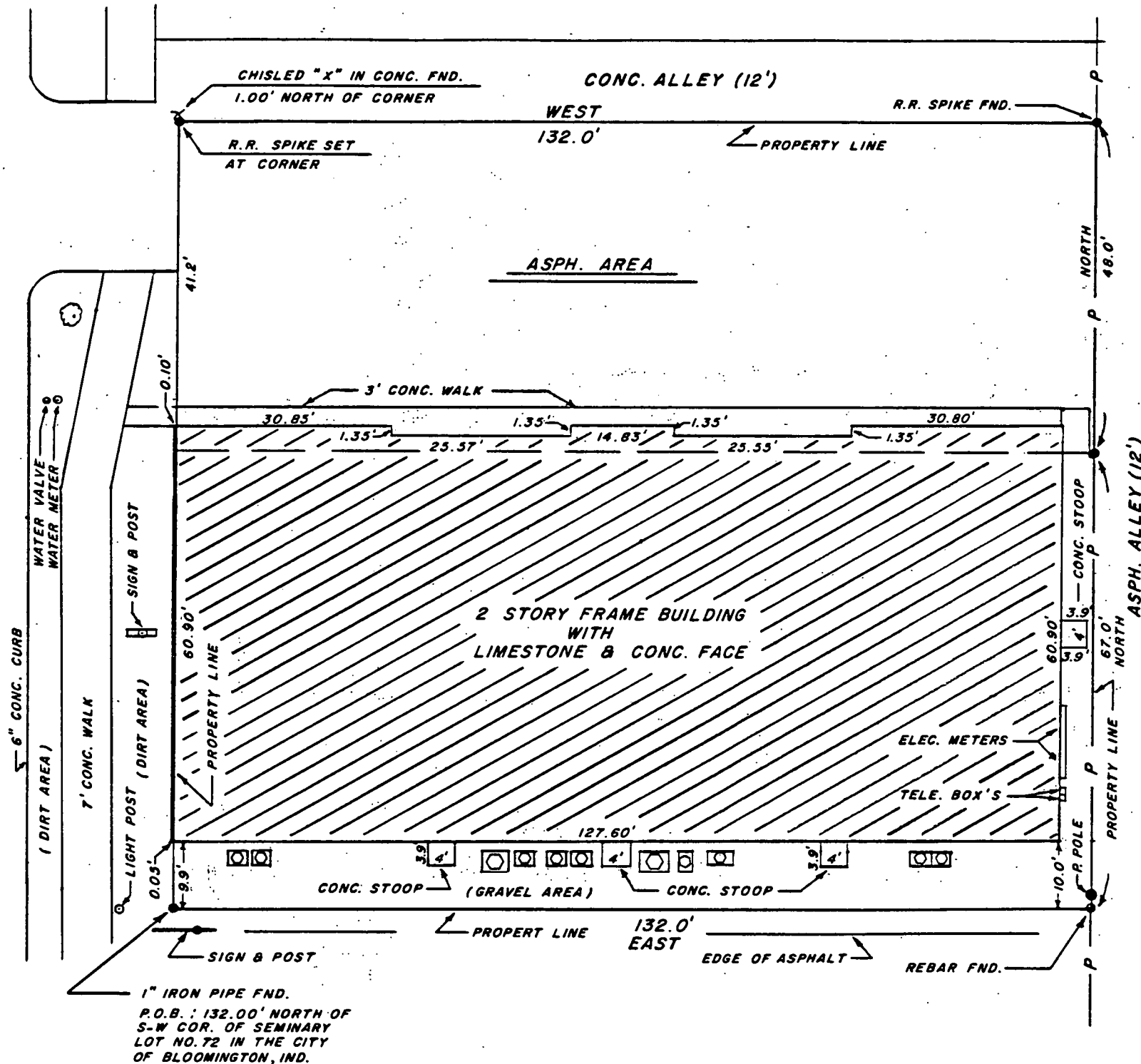
Dated this 24th day of October, 1990.

  
Edmund O. Farkas  
Reg. Land Surveyor  
Ind. Reg. No. S0114





2 SOUTH WALNUT STREET



N

SCALE: 1" = 20'

- = SHADE TREE
- P — = POWER LINE
- ⊗ = HEAT PUMP

Part of Seminary Lot No. 72,  
Bloomington, Indiana

For legal description, please see  
attached deeds.

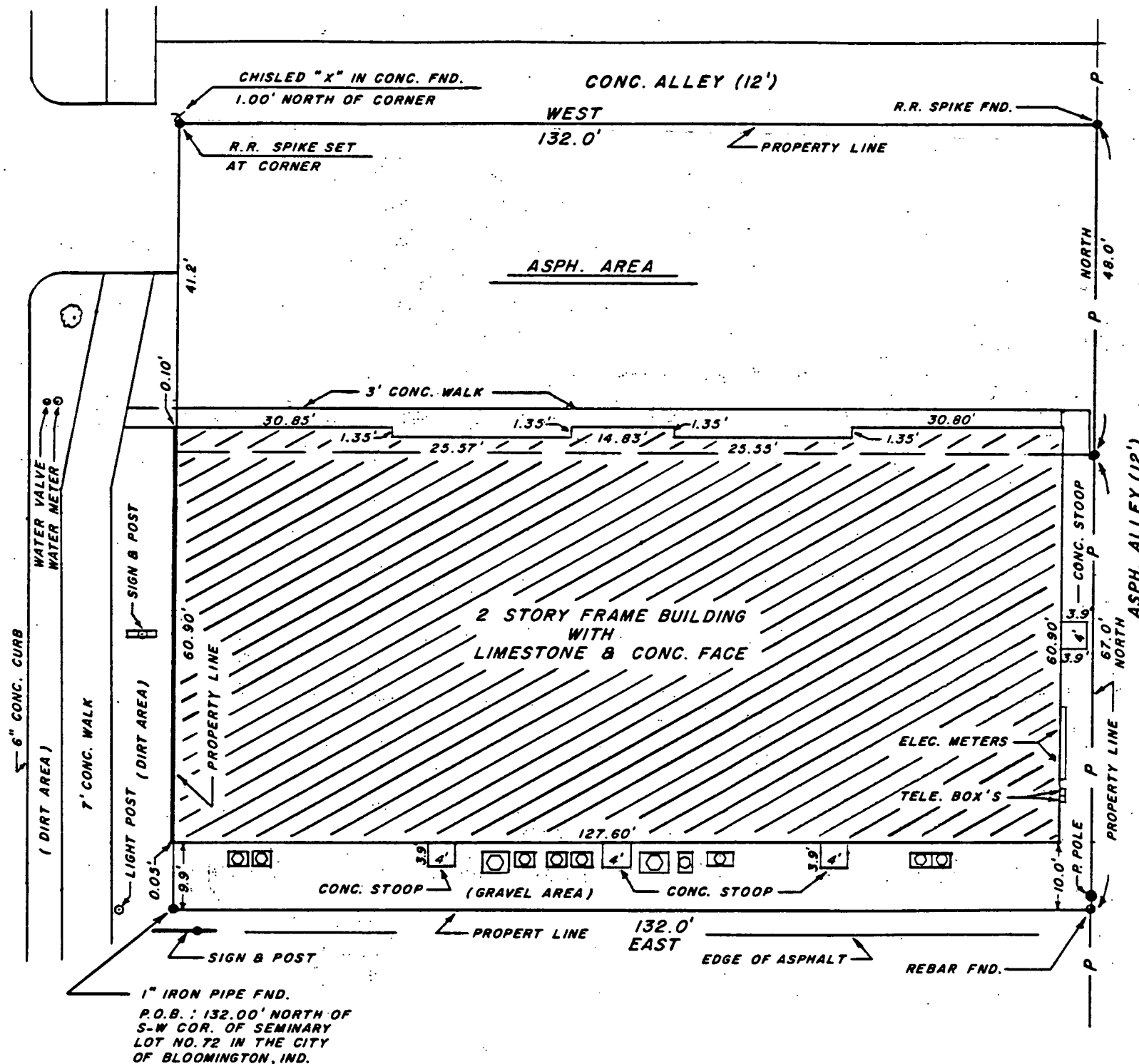
SURVEYOR'S NOTE: For other utility  
information please  
see the attached  
drawings provided  
by the City of  
Bloomington.

I certify that this survey was made in  
accordance with the Minimum Standard  
Detail Requirements for Indiana Land  
Title Surveys and which are by ref-  
erence made a part of this certificate.

Dated this 24th day of October, 1990.

*Edmund O. Farkas*  
Edmund O. Farkas  
Reg. Land Surveyor  
Ind. Reg. No. S0114

2 SOUTH WALNUT STREET



SCALE : 1" = 20'

- = SHADE TREE
- = POWER LINE
- = HEAT PUMP

Part of Seminary Lot No. 72,  
Bloomington, Indiana

For legal description, please see  
attached deeds.

SURVEYOR'S NOTE: For other utility  
information please  
see the attached  
drawings provided  
by the City of  
Bloomington.

I certify that this survey was made in  
accordance with the Minimum Standard  
Detail Requirements for Indiana Land  
Title Surveys and which are by ref-  
erence made a part of this certificate.

Dated this 24th day of October, 1990.

*Edmund O. Farkas*  
Edmund O. Farkas  
Reg. Land Surveyor  
Ind. Reg. No. S0114



LEGAL DESCRIPTION

---

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to: 409 S. Walnut St., Bloomington IN 47401

Tax Key No.: \_\_\_\_\_

004449

# WARRANTY DEED

372 PAGE 331

This Indenture witnesseth that R. DAVID MINNICK, of legal age,

DULY ENTERED  
FOR TAXATION

of Monroe

County in the State of Indiana

APR 20 1990

Convey and warrant to

WALNUT STREET PARTNERSHIP,  
an Indiana general partnership, *Margaret Cook*

Auditor Monroe County, Indiana

of Monroe

County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration  
the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County  
in the State of Indiana, to wit:

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

State of Indiana, Monroe County, ss:

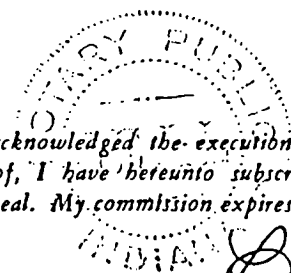
Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of April 19 90 personally appeared:

R. DAVID MINNICK, of legal age,  
the Grantor herein,

Dated this 20th Day of April 19 90

*R. David Minnick*  
R. David Minnick

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires May 3 19 93



*Linda E. Kylander*  
Linda E. Kylander Notary Public

Resident of Monroe County.

RECORDED  
/ A.M. — P.M. 3:50

APR 20 1990

*Reilly*  
RECORDER MONROE CO., IN

This Instrument prepared by Edward W. Najam, Jr.

Attorney at Law

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Edmund O. Farkas  
Date of Survey - October 24th, 1990  
Job No. (If Any) -  
Client's Name - Monroe County  
Brief Description - Part of Seminary Lot 72, Bloomington, IN

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 24 day of October, 1990.  
Seal

Signed: \_\_\_\_\_

Registered Surveyor No. 50114



## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305  
FAX: 812-876-2309

DATE: 2/19/91

TO: Mike Friley

FROM: Debby Lee

4 PAGES TO FOLLOW

FAX NUMBER: (812) 876-2309

IF ANY PROBLEMS IN RECEIVING, PLEASE CALL (812) 876-2305

## EXHIBIT "F"

SURVEY REQUIREMENTS

1. The survey sketch shall contain an accurate legal description of the Property conforming to its record title description. If it is necessary or desirable to revise or modernize the record description, the surveyor must certify on the sketch that the real estate in the revised or modernized description is the same or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.

2. The survey shall comply with any and all requirements of the title insurance company, including a "surveyor's report" or other certificates or affidavits.

3. All recorded easements, servitudes and covenants affecting the Property shall be shown on the sketch, together with all the easements, setbacks, or building restriction lines shown on any plat or zoning map or listed in the title insurance commitment or of which the surveyor has knowledge. All such easements and other matters shall be identified by reference to the recorded instrument and the sketch shall show any discrepancies between the record description and the physical evidence of each easement.

4. The survey sketch shall show the location of the perimeter of the land by courses and distances and, if separate parcels comprise the tract, the surveyor shall certify that the parcels are contiguous along all their common boundaries or provide a composite legal description of the two parcels in addition to the separate legal descriptions and recite that the separate legal descriptions are also known as the common legal description. The sketch shall show the acreage or square foot area bounded by the property lines.

5. The survey sketch shall show the lines of streets and roads abutting the property and the center lines and widths thereof and shall indicate whether or not such streets and roads are publicly dedicated rights-of-way.

6. The survey sketch shall show the improvements to the extent constructed, if applicable, the square foot area of such improvements and the relation of the improvements by distances to the perimeter of the land, the boundaries of any recorded easements, and the established building lines, and the street lines.

7. The survey sketch shall show existing parking spaces, if any, and shall certify on the survey sketch the number of non-handicapped and handicapped parking spaces.

8. The survey sketch shall show encroachments and the extent thereof upon the land.

9. If the land described as being a filed map or plat, a legend relating the survey to said map or plat shall be shown on the sketch.

10. The survey sketch shall show the elevation above sea level of the lowest floor of the improvements on the property (if any) and shall specify the flood hazard zone in which the property is located.

Federal Emergency Management Agency

Community - Panel No. 180169 0025 C

ZONE B G

North Parcel  
0.15 ± Acres

South Parcel

0.20 ± Acres

Show  
41.25'  
From E

BLDG = ?  
1st Floor = 7701.83  
Total = 15,403.66  
FT<sup>2</sup>

BK 9, Page  
of Seminary  
Lot



11. The survey sketch shall bear the surveyor's original signature, his Indiana registration number, raised seal and his certification in the following or equivalent terms:

I certify to United Companies Life Insurance Company, its successors and/or its assigns as their interest may appear that ~~this~~ is a true and correct survey of

The site contains \_\_\_\_\_ square foot/acres. This survey was made by the undersigned licensed surveyor, which shows the location of the buildings and all other improvements located on the land and easements, right-of-way, setback lines and similar restrictions of record. The building and other improvements do not overhang or encroach upon any land, easement, or right-of-way of others, and there are no encroachments either way across the property lines. The property surveyed does not lie in a flood zone area of less than 500 year recurrence.

By: \_\_\_\_\_

Date: \_\_\_\_\_

appear, WALNUT STREET PARTNERSHIP  
and MINNESOTA TITLE INSURANCE CO.

With respect to the survey prepared by Edmond O. Arkas (R.L.S. No. S0114) dated October 24, 1990, I have the following comments:

1. An Indiana Land Title Certification should be issued in the name of the title insurance company and "United Companies Life Insurance Company and/or their successors and assigns, as their interests may appear."
2. A Surveyor's Report should be added as required by Title 864, Article 1.1, Chapter 13, Sections 1-34 of the Indiana Administrative Code.
3. The survey should be revised to comply with the Survey Requirements attached as Exhibit F to the Permanent Loan Commitment. Specifically, the survey does not comply with Requirement Nos. 1, 3, 4, 5, 6, 7, 9, 10 and 11.
4. The legal description should be revised to include a reference to the recorded plat of which Seminary Lot Seventy-Two (72) is a part. The legal description should be further revised to include bearings for the distances.
5. We have not been provided with copies of the drawings or the deeds which the survey references as being attached to the survey.

I would suggest that the Surveyor be contacted and the survey revised pursuant to the foregoing comments. The survey should also be recertified as of a current date. Please inform the Surveyor that he should feel free to contact me if he has any questions.

2 hrs office 2-19-91

## SURVEYOR'S REPORT

Y 52

1. In accordance with Title 864, Article ~~10~~ 1.1, Chapter 13, Section 1 Through 34 of The Indiana Administrative Code, The Following observations and opinions are submitted regarding The various uncertainties in The locations of The Lines and corners established on This survey as a result of :

- a. Variances in The reference monuments;
- b. Discrepancies in record descriptions and Plots;
- c. Inconsistencies in Lines of Occupation and;
- d. Random Errors in Measurement (Theoretical Uncertainty;

indent →

The Theoretical Uncertainty (due to random errors in measurement) of The corners of The subject Tracts established This survey is within The specifications For a Class A Survey (.10 Feet) as defined in IAC 864.

~~There ~~was~~ was a  $3/4$ " crimped iron pipe found at The Northwest corner of The South ~~tract's~~ Parcel of land and~~

The monuments Found in This report pertain To The Two Tracts of Land as described in Deed Record 372, page 331 and as recorded in The Office of The Recorder of Monroe County, Indiana. and From ~~the~~ This <sup>said Tracts of Land</sup> point on shall be considered The North and South parcels of said subject Property.

henceforth



There was a  $\frac{3}{4}$ " crimped Iron Pipe Found at The ~~Northwest~~<sup>Southwest</sup> corner of The ~~South~~<sup>North</sup> parcel, a railroad spike End at The ~~Northwest~~<sup>Southwest</sup> corner of The ~~South~~<sup>North</sup> parcel, a railroad spike End at The Northeast corner of The North parcel and a 1" iron pipe Found at The Southwest corner of The South parcel. IT is The opinion of This surveyor That The ~~monuments~~<sup>(in The North parcel)</sup> Found are The corners set by Raymond Graham R.L.S. No. 9978 in a survey dated November 21, 1986 and The 1" Iron pipe Found at The Southwest corner of The South parcel conforms with the deed description and distance.

Based on The above The South Line of The North parcel is 0.05 Feet shorter Than The deed distance of 132 Feet and The East Line of The North parcel is 0.03 Feet shorter Than The deed distance and The West Line of The South parcel is 0.05 Feet shorter Than The deed distance.

~~As a result of the above measurements,~~  
Based on The above The The Northwest corner ~~was~~ of The North ~~parcel~~ was established by a double distance measurement of record distance as was The Southeast corner of The South parcel.

As a result of the above observations it is my opinion that the uncertainties in the locations of the lines and corners on this survey, as stated above, fall within the specifications for a Class A survey (± 10 feet) as defined in IAC 864.

~~ST 11-20-14~~

Prepared By:

TRI CO SURVEYING & Mapping

P.O. Box 96

ELLETTSVILLE, INDIANA

47429

Telephone 812-876-2305

## B G ZONE

✓ 5. The North parcel of Land contains 0.15 Acre, more or less and The South parcel of Land contains 0.20 Acre, more or less.

✓ 6. The existing 2 story Frame building contains 7,701.8 square Feet <sup>more or less</sup> per story and 15,403.6 square Feet more or less ~~the~~ combined.

✓ 7. Seminary Lot No. 72 in The City of Bloomington, Indiana is recorded in PLAT <sup>et</sup> cabinet B, envelope 5, in The office of The Recorder of Monroe County, Indiana.

✓ #8. The elevation above sea Level of The ~~lowest floor~~ Lowest Finish Floor Found was 736.39 Feet.

✓ #9. Per The City of Bloomington The subject property Per The Federal Emergency Management Agency Map Found on Community - Panel No. 180169 0025 C is in Zone B G.

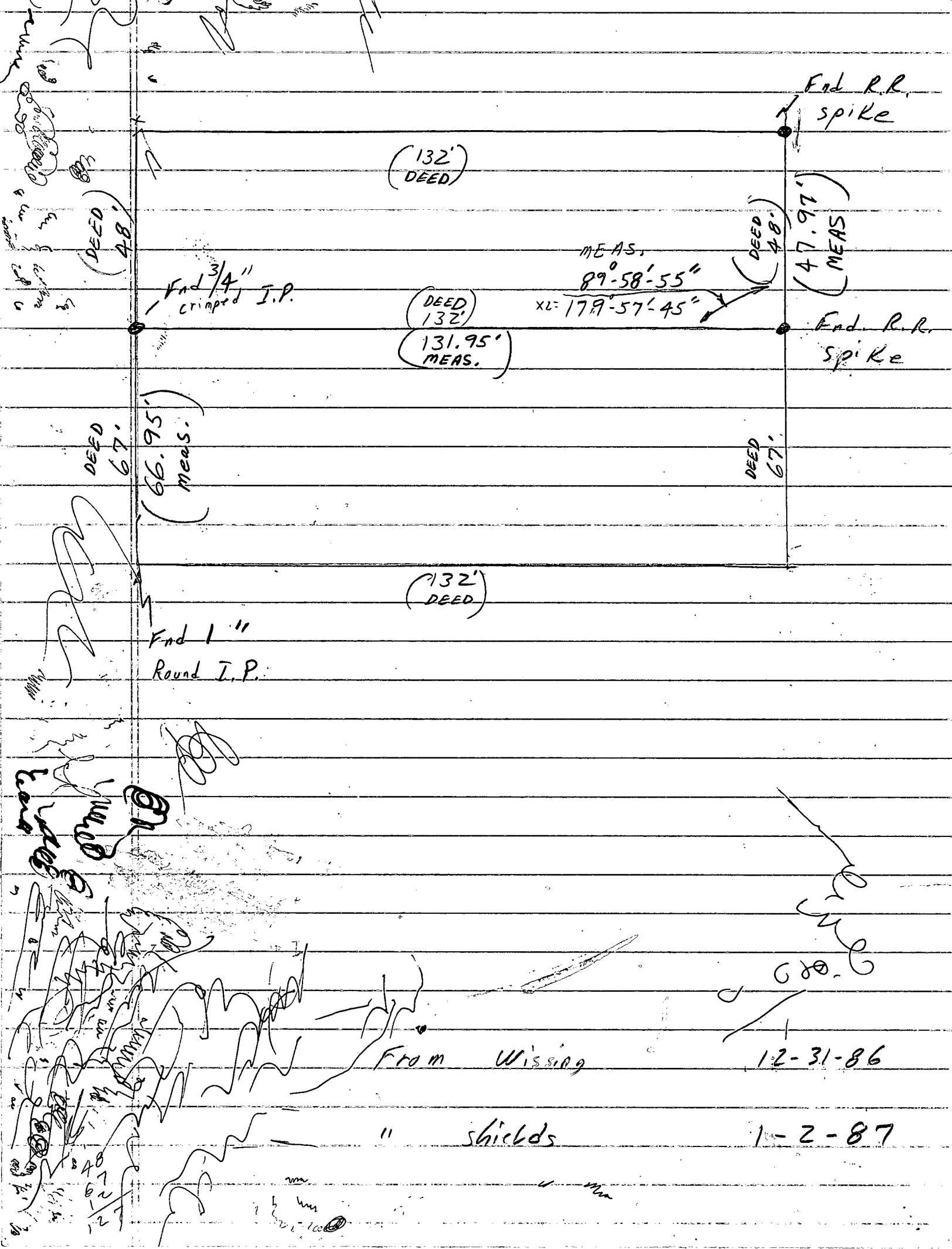


There was a ~~2 1/2~~ crimped iron pipe  
Found at ~~the Southwest corner of the North~~  
~~parcel~~ railroad spike Found at The  
Southeast corner of The North parcel, a  
railroad spike Found at The Northeast corner  
of The North parcel, ~~a~~ a chisled "X" Found  
in The concrete 1.00 Feet North of The N-W corner of  
The North parcel, a 1" iron pipe Found  
at The Southwest corner of The South  
parcel and a 1/2" rebar Found at The  
Southeast corner of The South parcel.  
IT is The opinion of This surveyor That  
~~Found at the~~ ~~The~~ ~~monuments~~ ~~monuments~~ Southeast and Northeast  
corners of The North parcel ~~the~~ were  
set by Raymond Graham R.L.S. No. 9978  
in a survey dated November 21, 1986 and  
The 1" iron pipe Found at The Southwest  
corner of The South parcel conforms with  
The ~~Deed description~~ Record Deed distance  
and The Public road right-of-way information  
and was Therefore ~~held~~ held as a reliable  
monument. The chisled "X" Found in The  
concrete 1.00 Feet North of The Northwest  
corner of The North parcel and The 1/2"  
rebar Found at The Southeast corner of  
The South parcel was set in a prior  
survey ~~by~~ ~~under~~ under my direct supervision  
and dated March 31<sup>ST</sup>, 1990. The Northwest  
corner of The North parcel was established  
by a double distance measurement of record  
distance.

Based



40° APPROX.

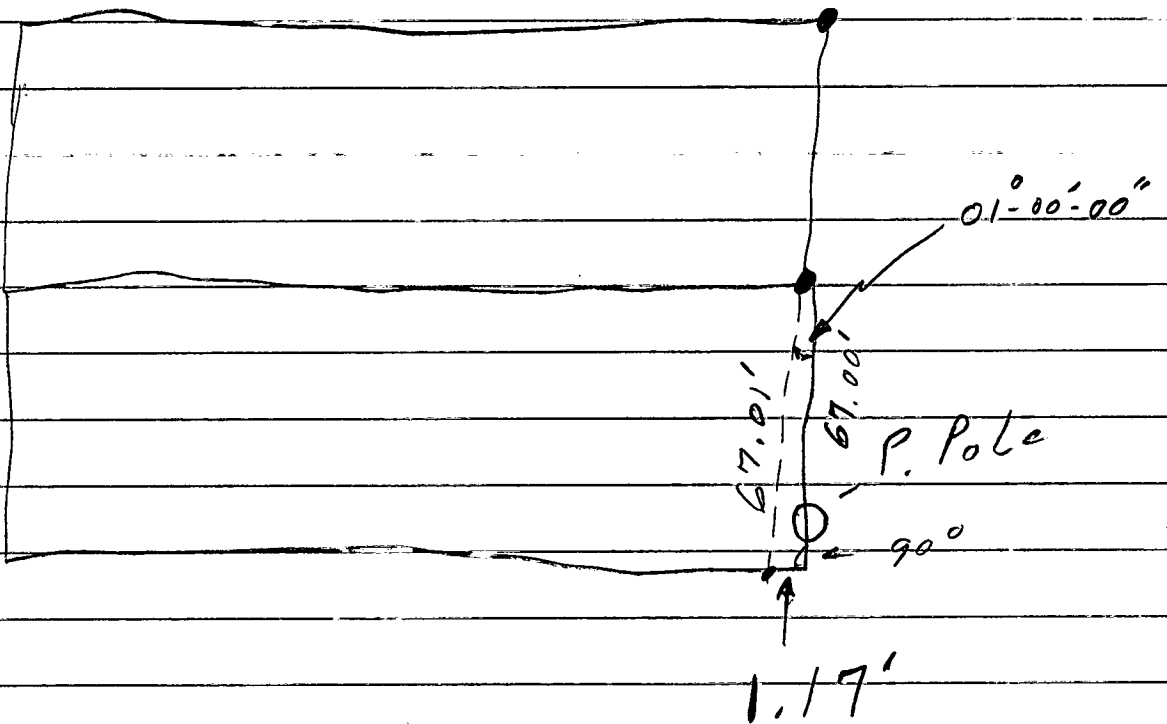
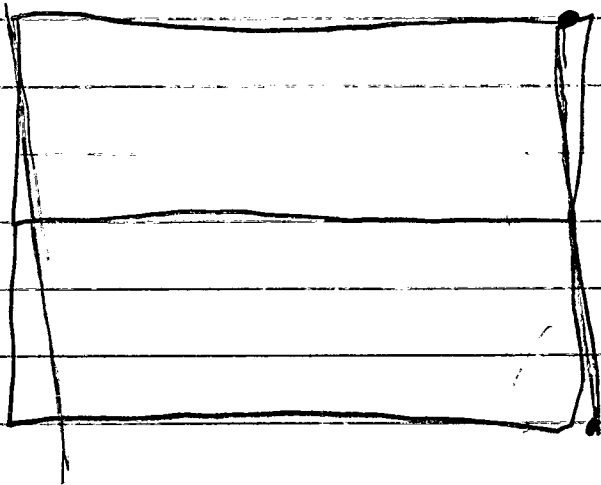


From Wissing

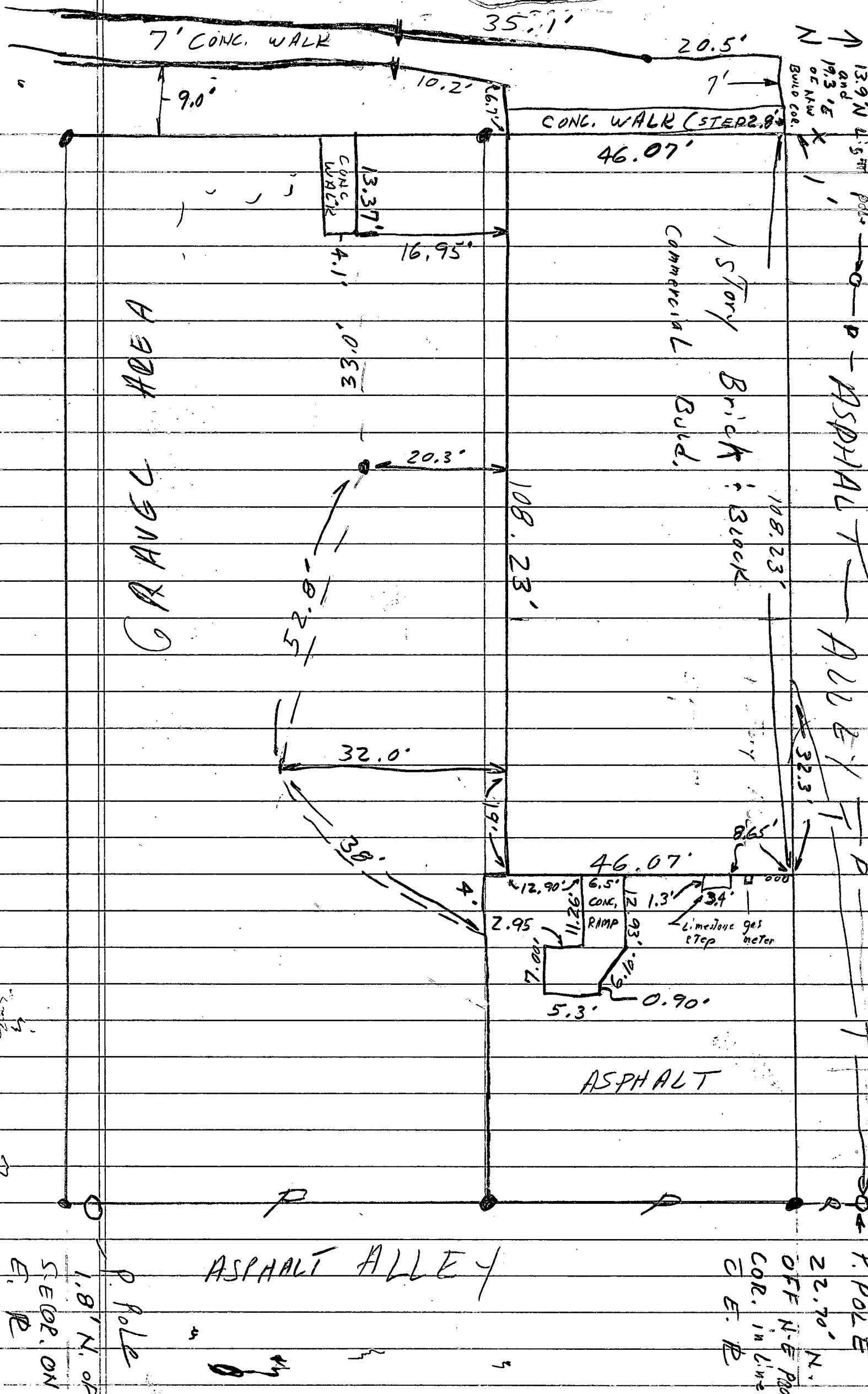
12-31-86

" shields

1-2-87







N  
13.9' N 4.5' E Pole  
and 19.3' E  
of NW  
Bld. Cor.

7' CONC. WALK

35.1'

20.5'

7'

CONC. WALK (STEP 2.8')

46.07'

1 Story  
Brick Block  
Commercial Bld.

GRASSY AREA

ASPHALT

ALLEY

P. POLE  
22.70' N.

OFF N.E. PROP  
COR. in line  
C.E. R.

ASPHALT ALLEY

P. POLE

1.8' N. of  
SE COR. ON  
E. R.

32.0'

108.23'

16.95'

13.37'

4.1'

33.0'

20.3'

52.0'

4'

CONC. RAMP

46.07'

12.90'

6.5'

12.93'

1.3'

3.4'

Limestone Gas Meter

7.00'

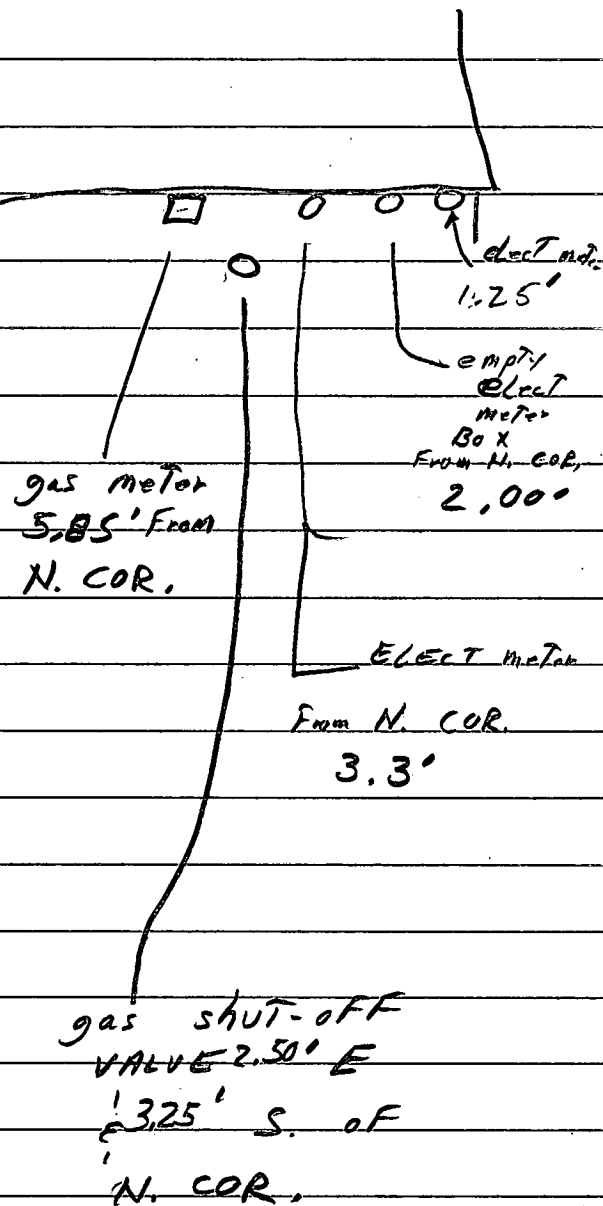
6.10'

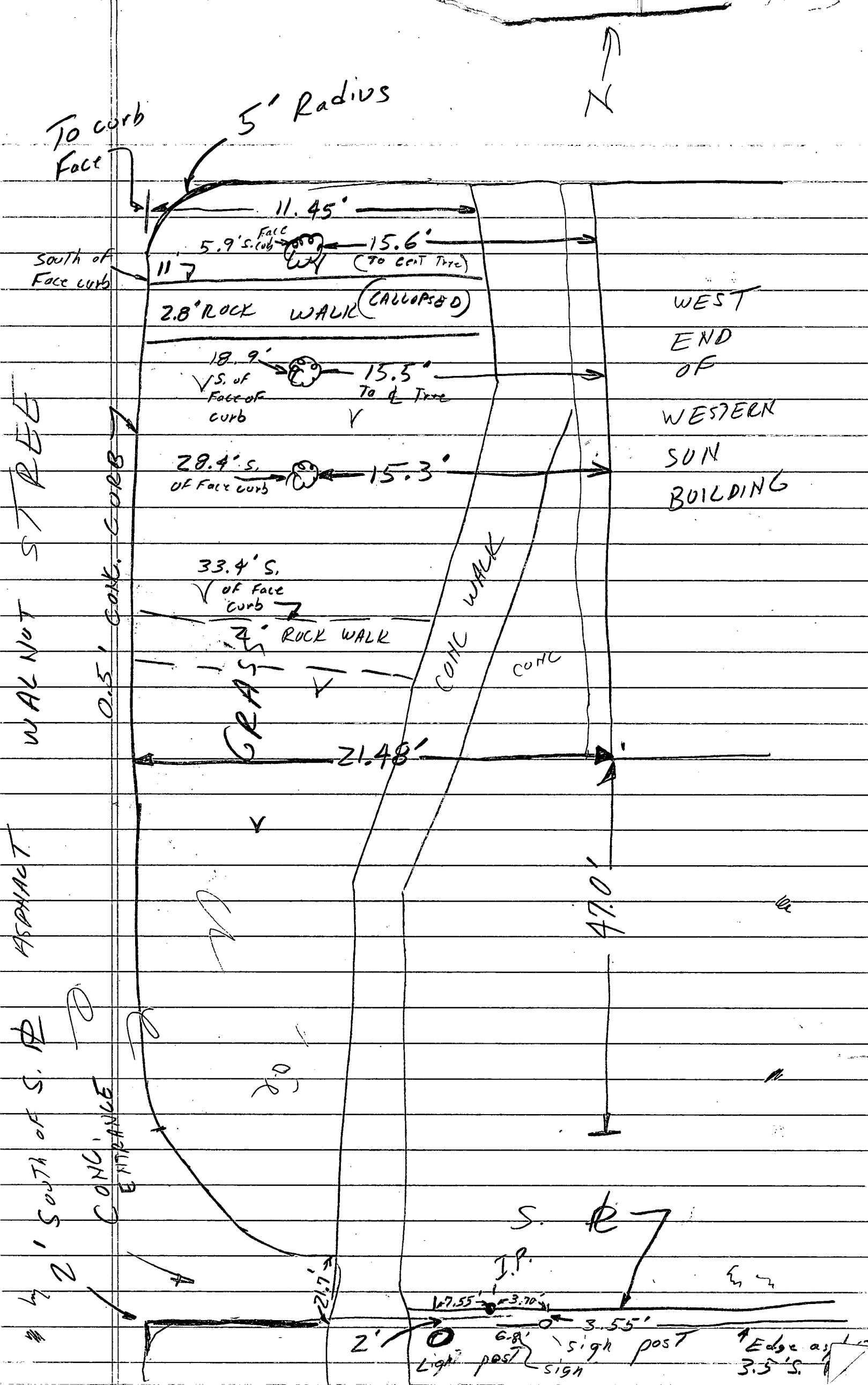
0.90'

5.3'

ASPHALT

# EAST END BUILDING







## LEGAL DESCRIPTION

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.


ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

### SURVEYOR'S NOTE:

1. The asphalt area as shown on the plat is a possible parking area, however the parking spaces are not marked. The number of parking spaces should be determined by the City of Bloomington Planning Department per existing codes.
2. The subject Property is not located in a Flood Hazard Area according to the Flood Hazard Boundary Maps.
3. According to the Legal Descriptions and the field survey to the best of our knowledge the subject Property Parcels are contiguous along the common boundaries.
4. The existing building as shown on the Plat is encroaching on the public right-of-way along the West side.

PLAT REVISED AS PER REQUEST ON DECEMBER 12th, 1990.

  
Edmund O. Farkas  
R.L.S. No. S0114

RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

R.L.S.9978 INDIANA

Participating Lender \_\_\_\_\_

Participating Lenders Address \_\_\_\_\_

Indiana Housing Finance Authority

Address \_\_\_\_\_

Dear Sir or Madam;

I am an Indiana Registered Land Surveyor and on NOV 21, 1986

I made a survey and a physical inspection of the real property at 425 S. WALNUT  
BUMGARDEN, IND. and shown on the accompanying survey entitled;

PART SEMINARY LOT 72, BUMGARDEN, IND.

I hereby certify to you, based upon my inspection, that there is no evidences of any easements, recorded or not recorded, other than as shown on the plat of survey which I have certified to you with respect to such property, and that there is no evidence of overlaps, encroachments, or boundary line disputes except as shown on such plat of survey.

This is to certify that the subject property (is) (is not) located in a special flood hazard area as established by the Department of Housing and Urban Development, Federal Insurance Administration as per FIA Flood Hazard Boundary Maps Nos. H 01, through H 08.

Yours Truly,

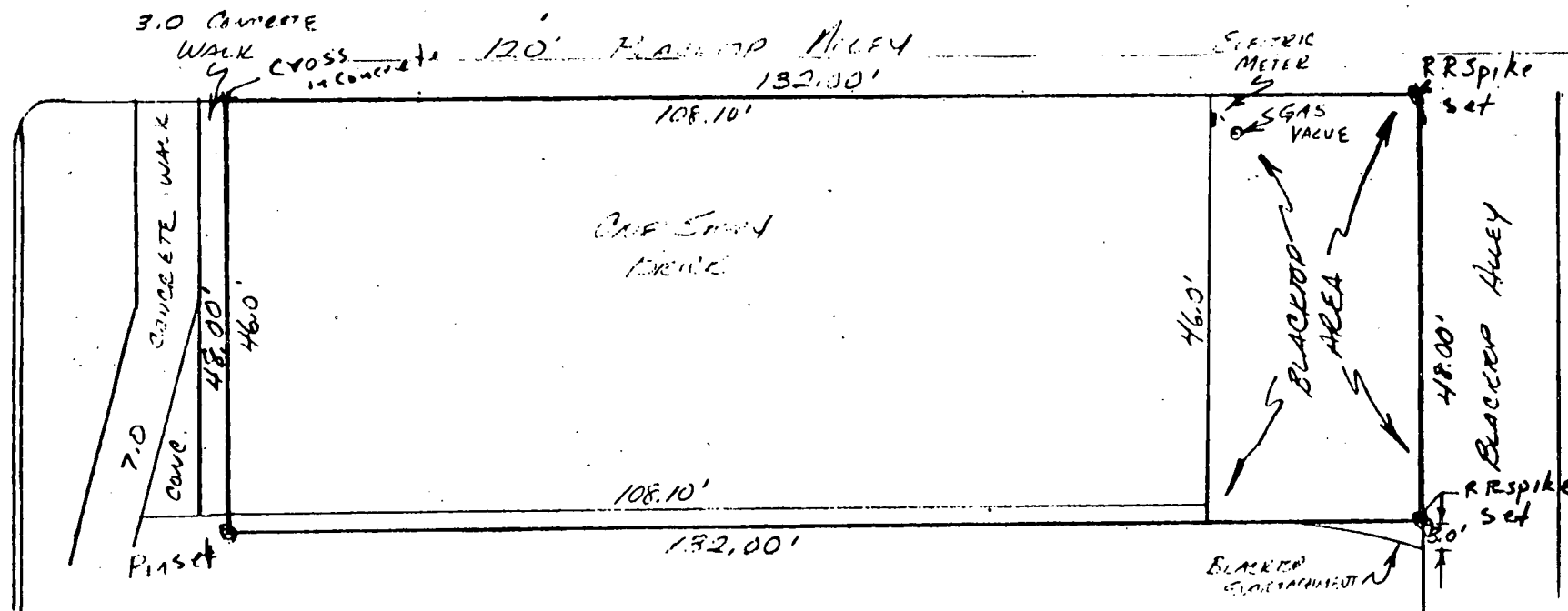
Raymond Graham

Raymond Graham  
R.L.S. 9978 Indiana  
R.P.E. 8409 Indiana



WALNUT STREET

(BLACKTOP)



425 S WALNUT STREET



# DESCRIPTION:

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 132.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

# CERTIFICATION:

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except for the blacktop encroachment at the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1"=20'

Raymond Graham  
RAYMOND GRAHAM  
R.P.E 8409 L.S. 9978 IND  
3215 N. Smith Pike  
Bloomington, Indiana



ADOPTED JULY 3, 1973 BY:  
ADOPTED JAN. 16, 1970 BY:  
ENDORSED OCT. 27, 1970 BY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
INDIANA SOCIETY OF PROFESSIONAL LAND SURVEYORS  
INDIANA LAND TITLE ASSOCIATION

Policy No. \_\_\_\_\_  
(FOR TITLE CO. USE)

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

---

**CERTIFICATE**

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) —  
Date of Survey —  
Job No. (If Any) —  
Client's Name —  
Brief Description —

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
Seal

Signed: \_\_\_\_\_

### NOTICE OF SALE

All interested parties are hereby notified that the Board of Commissioners has approved the disposal of the real estate at 425 South Walnut Street, Bloomington, Monroe County, Indiana, and more particularly described as follows:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit:  
Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Also, a part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana bounded as follows, to-wit:  
Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

This property has an appraised value of One Hundred Ninety-five Thousand Dollars (\$195,000.00) but may be sold for less than the appraised value. The property may not be sold to a person who is ineligible under I.C. 36-1-11-16 (persons or agents who fail to redeem property sold at tax sale).

The Board of Commissioners have determined that closing of this transaction shall be no later than thirty (30) days after acceptance of any bid. The costs of preparation of the deed, affidavit, and title insurance shall be borne by the successful bidder. However, the Board of Commissioners reserves the right to reject all bids and reserves the right to hold an auction among the bidders after giving each bidder written notice of the time and place of the auction.

Bids will be received in the office of the Monroe County Auditor beginning on October 24, 1988, and the sale will continue from day to day until 9:00 a.m. on November 18, 1988, at which time the Commissioners will take final action on the bids. All bids will be open to public inspection and must be accompanied by a certified check or money order in the amount of five percent (5%) of the price bid. This amount will be credited to the successful bidder and checks of the unsuccessful bidders will be returned within ten (10) days of the awarding of the property to the successful bidder. If the successful bidder fails to complete the purchase transaction as specified herein, the five percent (5%) deposited by him will be forfeited to Monroe County.

A bidder may raise his bid during the sale period but must do so in writing. The raise takes effect after the Board of Commissioners have given written notice of the raise to the other bidders.

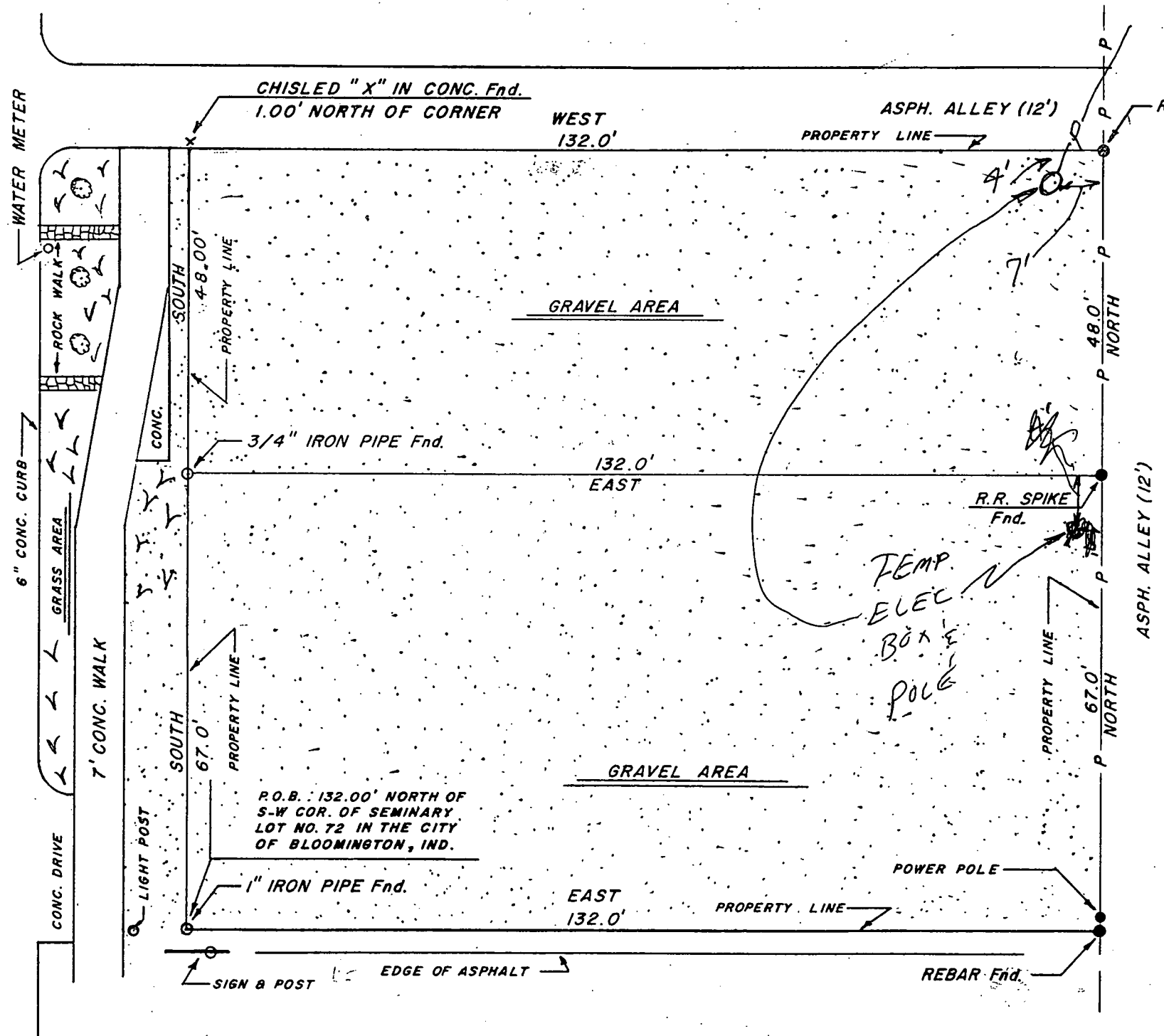
Any prospective bidder who wishes to inspect the property should contact the Administrative Assistant to the Board of Commissioners at 333-3550 to arrange an appointment.

Rodney F. Brown  
Monroe County Auditor

[Please publish October 5 and October 12  
in the HT and Journal]



Q SOUTH WALNUT STREET



Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 18th day of May, 1990

Edmund O. Farkas  
Reg. Land Surveyor  
R.L.S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

# Warranty Deed

THIS INDENTURE WITNESSETH, That DOUGLAS A. WISSING and KATHLEEN T. WISSING, husband and wife

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY, INDIANA

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

Part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

Subject to the taxes due and payable in November, 1987, and all taxes subsequent thereto.

## COPY

Also subject to the unpaid balance of that certain Mortgage executed by Grantors herein to Irwin Union Bank and Trust Company, Columbus, Indiana, dated September 15, 1983, calling for the original principal sum of \$84,600.00, and recorded September 21, 1983 in Mortgage REcord A355 at pages 1 through 3 in the office of the Recorder of Monroe County, Indiana.

In Witness Whereof, The said DOUGLAS A. WISSING and KATHLEEN T. WISSING, HUSBAND AND WIFE

have hereunto set their hands and seals this 31st day of December 1986  
Douglas A. Wissing (Seal) Kathleen T. Wissing (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, personally appeared the within named

Douglas A. Wissing and Kathleen T. Wissing,  
husband and wife

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/23/87

Residing in: Monroe Co., Ind.

Jan C. Sullivan

Notary Public

Prepared under direction of William B. Ream, Attorney, Bloomington, IN

STATE OF INDIANA, .....COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this ..... day of ..... A. D., 19....., personally appeared the within named .....

.....  
.....  
.....

.....Grantor.....in the above conveyance, and acknowledged the execution of the same to be .....voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.  
My Commision expires ..... Notary Public.

STATE OF INDIANA, .....COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this ..... day of ..... A. D., 19....., personally appeared the within named .....

.....  
.....  
.....

.....Grantor.....in the above conveyance, and acknowledged the execution of the same to be .....voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.  
My Commission expires ..... Notary Public

COPY

Warranty Deed

FROM

TO

Received for record this .....  
day of ..... 19.....  
at ..... o'clock .....M., and  
Recorded in Book No. .... page .....

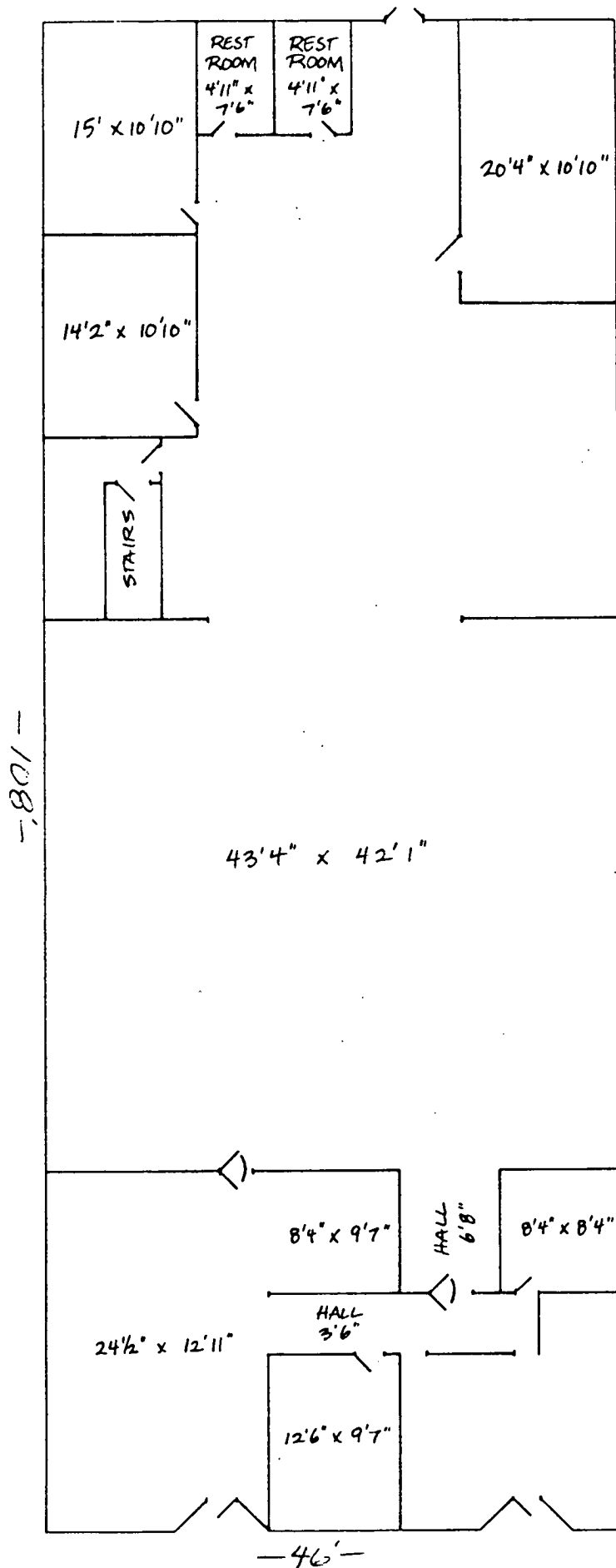
Recorder ..... County.

Duly entered for taxation this .....  
day of ..... 19.....

Auditor's fee \$ .....

Auditor ..... County.

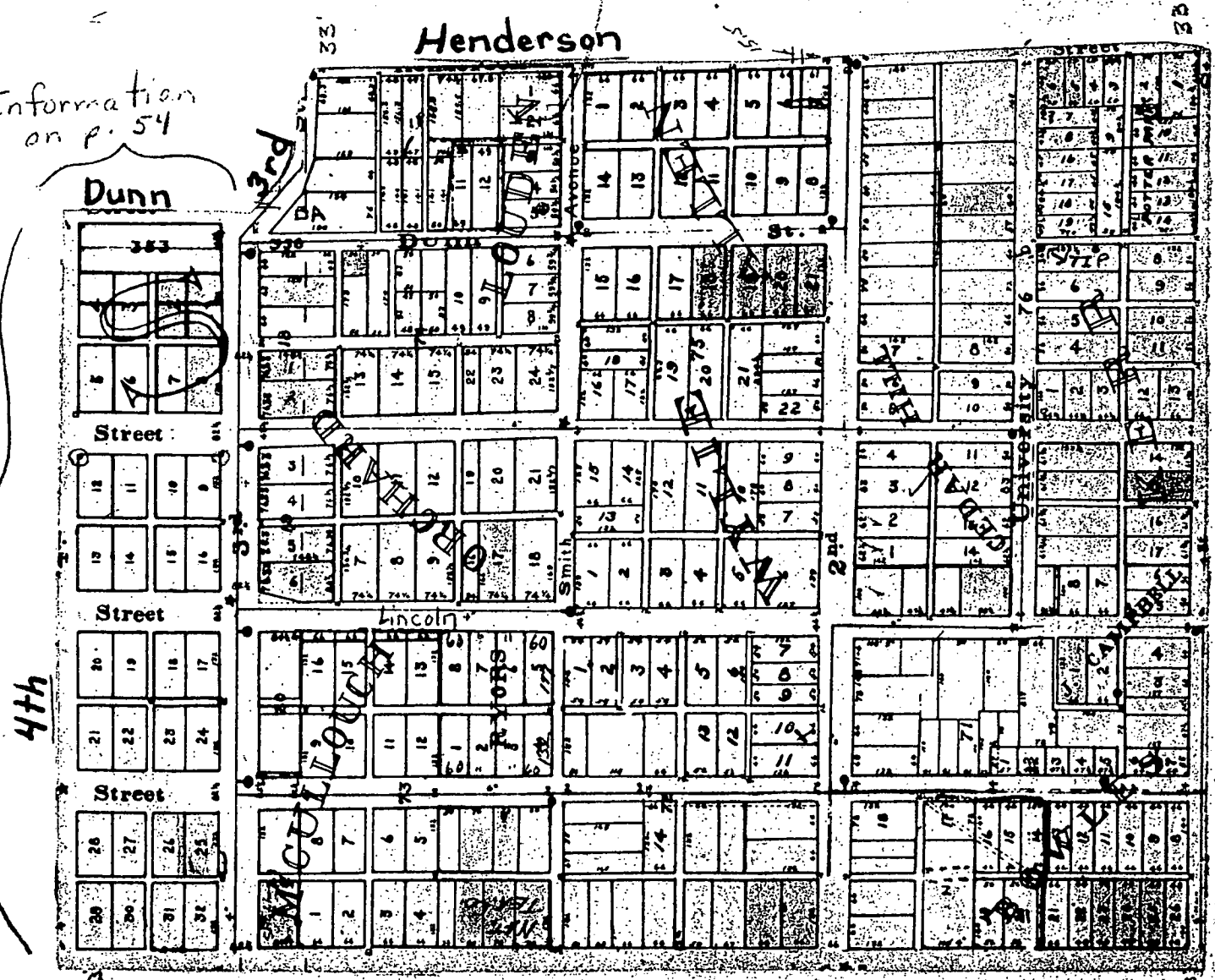




425 S. WALNUT ST.

1/8" SCALE

Information  
on p. 54



66'  
I.P. = iron pin

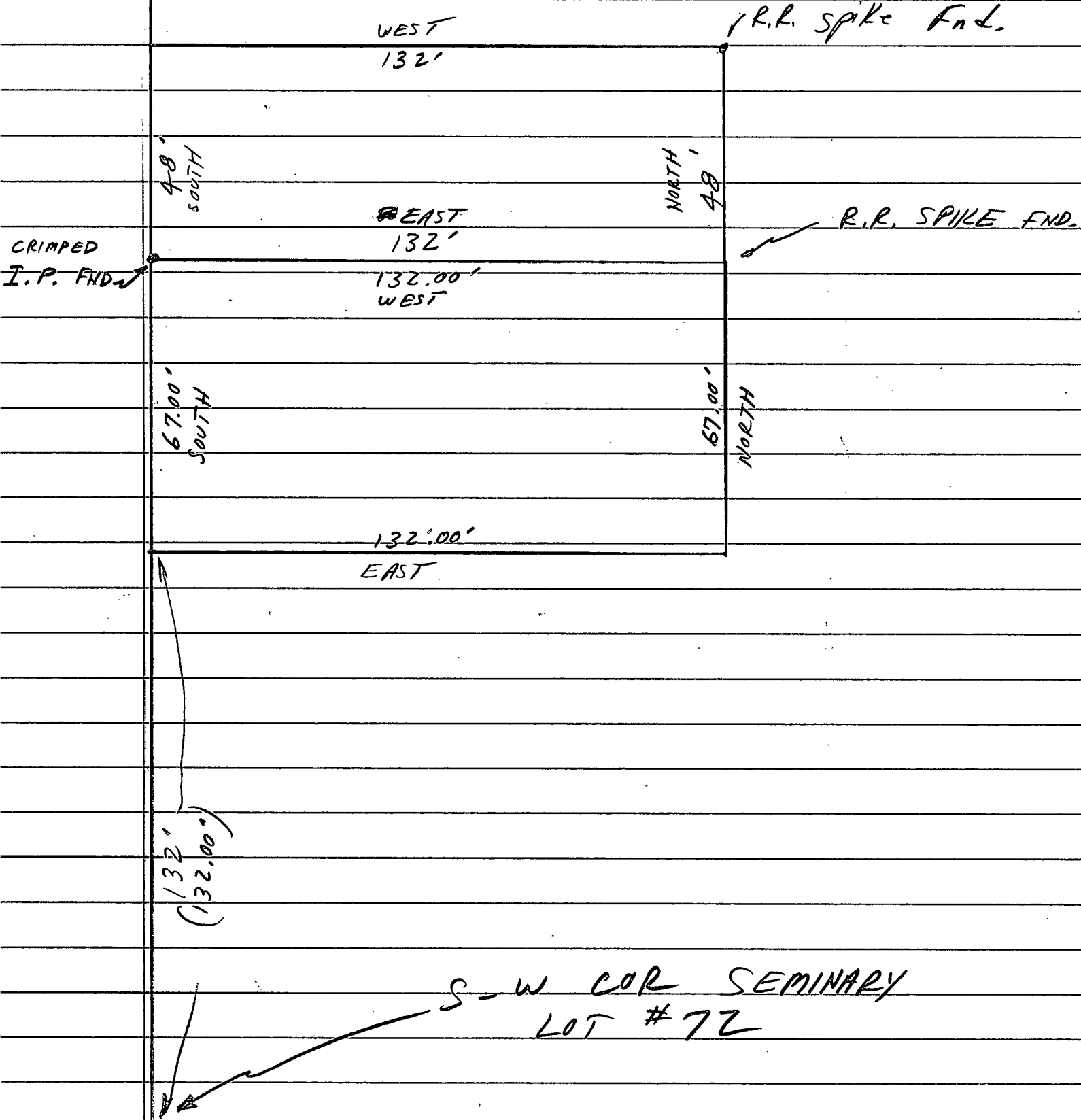
Grant  
St.  
1st Lincoln  
Washington

Walnut

S.E. Cor #1 - is located 14' NORTH OF S.E. Cor. of 1st & 7th  
2ND + LINCOLN - S.W. Cor.  
S.P.L - 2ND ST. = 8 FT. SOUTH OF WALNUT

N  
1" = 30'

PT SEMINARY LOT #72





# MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

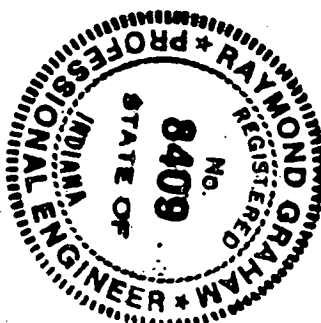
This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

Form 3217

- Over -

at line of said  
t, thence North  
d property, and  
roperty, and that  
nechment  
other property  
9978 IND.  
ana



10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

### CERTIFICATE

This is to certify to ☐  
☐

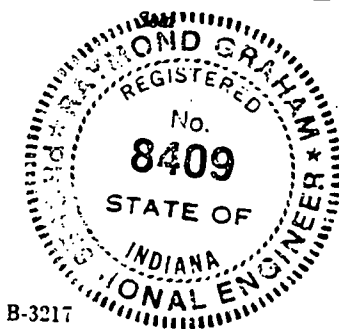
that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Raymond Graham  
Date of Survey - Nov 21 1986  
Job No. (If Any) -  
Client's Name - DOUGLAS A. WISSING  
Brief Description - part Seminary Lot 72 Bloomington Ind

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 21 day of November, 1986



B-3217

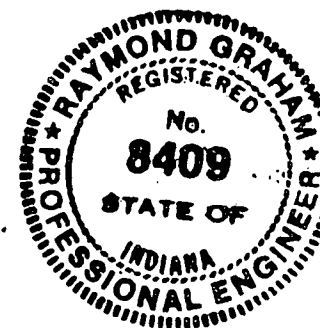
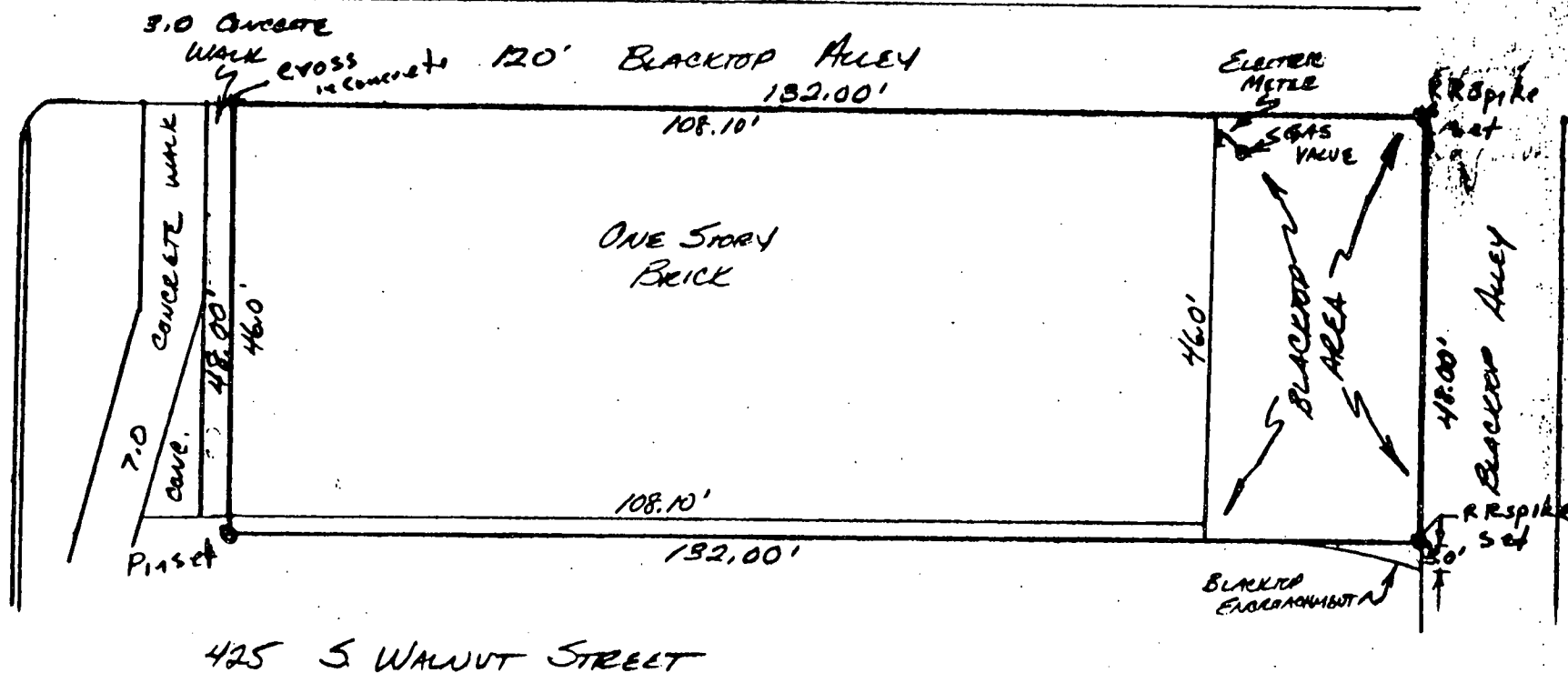
Signed:

Raymond Graham

Registered Surveyor No. LS 9978, PE 8409 Ind

WALNUT STREET

(Blacktop)



**DESCRIPTION:**

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 199.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

**CERTIFICATION:**

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except the blacktop area at the southeast corner of the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1" = 20'

Raymond Graham  
RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND.  
3215 N. Smith Pike  
Bloomington, Indiana  
November 21, 1926



# SURVEYOR LOCATION REPORT

Minimum Requirements  
Adopted January 29, 1981

Surveyor Location Reports are to be executed by an Indiana Registered Land Surveyor. **THEY ARE FOR USE ON ONE TO FOUR FAMILY RESIDENTIAL TRACTS**, not exceeding six acres in size. The instructions for this report are as follows:

The accuracy of location for this report shall be plus or minus one foot on tracts in platted subdivisions and plus or minus two feet on other tracts, unless otherwise specified and explained on the drawing.

## **CORNER MARKERS WILL NOT BE SET.**

The report shall show the record description, if any, and conform with it.

The drawing shall show the following:

1. Location, dimensions, and description of all buildings or other permanent structures. **SHOW THEIR LOCATION BY THE SHORTEST DIMENSION TO EXTERIOR BOUNDARIES, OR ADJACENT EASEMENT LINES.** No location data is shown relative to Flood Hazard Boundary Maps or solar easements.
2. The approximate location of any walls, fences, hedges, etc., that appear to mark lines of possession appurtenant to subject real estate that are farther from the title lines than the distance specified as the accuracy limitation herein or on the drawing. However, the existence or non-existence of any such visible lines of possession will in all cases be noted by a statement such as, "The rear yard has a (describe, for example, "fence") on the (give direction, for example, "north") or "There are no visible lines of possession."
3. The existence and extent of any encroachments, including any possible encroachments that may be indicated by location dimensions that are less than the stated limits of accuracy herein, on to the property or any easements shown on the property, or the abutting property by buildings or other permanent structures, including driveways (with driveway width shown), shall be specially noted.
4. Any evidence of possible common or joint use of driveways, but do not label driveways as "Common" or "Joint."
5. Any visible physical evidence of use which lies outside non-platted easements of record, (if copies of such record documents are provided for the surveyor) or platted easements.
6. Lakes, open ditches, streams or rivers, **BUT EXCLUDING TILE DRAINS**, on or abutting on the premises being inspected. Show locations by dimension only when the buildings or permanent structures are 75 feet or less from the top of the bank of ditches, streams or rivers which are possible legal drains.
7. Roads, streets, or alleys on or abutting the boundaries of the inspected property, with any known width, right-of-way lines, name, and location clearly indicated.
8. Any non-platted record easements or setback lines (if copies of such record documents are provided for the surveyor) or any platted easements and setback lines. **BUT EXCLUDING THOSE CREATED BY ZONING ORDINANCE.** Show the recording data for such items not created by plat.
9. The drawing scale; a north arrow; date of certification; surveyors signature, address, seal, job number, and company name; any names provided to the surveyor of: owner or buyers; mortgagee; title company and any associated reference numbers; and, property address.
10. Certification or recertification date within 30 days of submission.
11. Any exception to these requirements.
12. The minimum acceptable Surveyor's Certificate is shown on page one. The content and format of page one shall be as shown, but the type size and spacing may be altered to suit so long as the finished form is neat and clearly legible. The sheet size for the reports shall be no less than 8½ inches by 11 inches and no greater than 8½ inches by 14 inches. The surveyors name, address and phone number may be shown at the top or bottom margin if desired.

## SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 425 S. WALNUT, BLMGTON, IND.

PROPERTY DESCRIPTION: PART SEMINARY LOT 72, BLMGTON, IND.

### DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

REFERENCE NO.

REFERENCE NO.

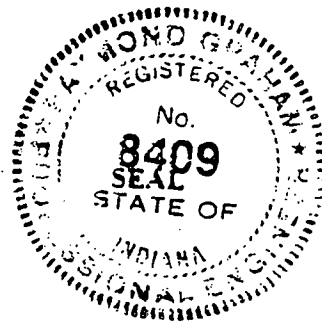
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE Nov 21, 1986

SURVEYORS SIGNATURE Raymond Gibson

SURVEYORS JOB NO.



FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			955.8577	1000.0184	11
11 INV	N 89 59 16 E	127.559	955.8851	1127.5773	10
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
11 INV	S 0 12 03 E	60.846	895.0121	1000.2317	12
ANG	90 00 00 RT				
12 TRAV	N 89 47 57 E	127.560	895.4593	1127.7910	13
13 INV	N 0 12 09 W	60.426	955.8851	1127.5773	10
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
11 INV	N 89 59 16 E	127.559	955.8851	1127.5773	10
ANG	90 00 00 LT				
10 TRAV	S 0 00 44 E	60.850	895.0351	1127.5904	14
14 INV	S 89 59 23 W	127.359	895.0121	1000.2317	12
12 INV	N 89 47 57 E	127.560	895.4593	1127.7910	13
13 INV	S 25 18 22 W	0.469	895.0351	1127.5904	14
14 INV	N 0 00 44 W	60.850	955.8851	1127.5773	10
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
DST/DST INT(CW)			895.0121	1000.2317	12
			955.8851	1127.5773	10
DST1	N 38 54 49 E	127.560			
DST2	N 50 53 42 W	60.850			
			994.2658	1080.3582	15
DST/DST INT(CW)			955.8851	1127.5773	10
			895.0121	1000.2317	12
DST1	S 0 12 07 E	60.850			
DST2	N 89 59 22 E	127.560			
			895.0355	1127.7917	14
BRG/BRG INT					
1*5					
11*10			1000.0000	1000.0000	1
			955.8577	1000.0184	11
BRG1	S 0 09 16 E	44.142			
BRG2	N 89 59 16 E	0.100			
			955.8577	1000.1189	14
				I-SECT PT	
BRG/BRG INT					
1*5					
12*14			1000.0000	1000.0000	1
			895.0121	1000.2317	12
BRG1	S 0 09 16 E	104.988			
BRG2	N 89 59 22 E	0.051			
			895.0121	1000.2828	17
				I-SECT PT	
11 INV	S 0 14 56 E	60.846	895.0121	1000.2828	17
17 INV	S 0 09 16 E	9.930	885.0824	1000.3095	5
				1" IP FND	
DST/DST INT(CW)			1000.0000	1132.0000	2
			885.0824	RR SPIKE FND	5
				1" IP FND	
DST1	S 0 09 15 E	115.000			
DST2	S 89 57 52 E	132.000			
			885.0004	1132.3095	18
				SE PROP COR	
BRG/BRG INT					
12*14					
2*18			895.0355	1127.7917	14
			1000.0000	1132.0000	2
BRG1	N 89 59 22 E	4.491			
BRG2	S 0 09 15 E	104.964			
			895.0363	1132.2825	19
				I-SECT PT	
BRG/BRG INT					
11*10					
2*18			955.8851	1127.5773	10
			1000.0000	1132.0000	2
BRG1	N 89 59 16 E	4.541			
BRG2	S 0 09 15 E	44.114			
			955.8861	1132.1187	20
				I-SECT PT	
BRG/BRG INT					
5*18					
10*14			885.0824	1000.3095	5
			895.0355	1127.7917	14
BRG1	S 89 57 52 E	127.518			
BRG2	S 0 12 07 E	10.032			
			885.0032	1127.8271	21
				I-SECT PT	
5 INV	N 0 09 16 W	114.918	1000.0000	1000.0000	1
1 INV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	

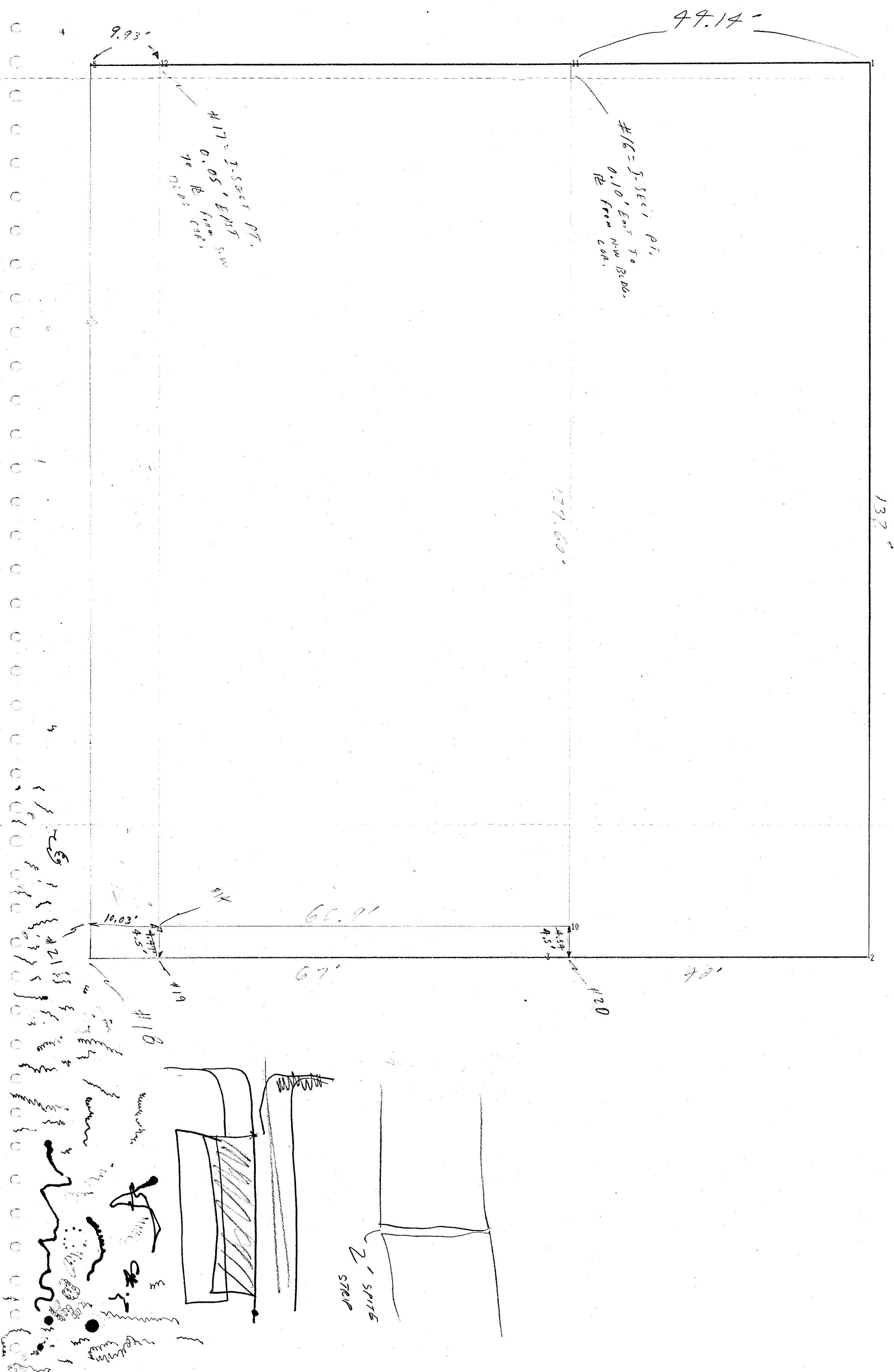


FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			3431.2768	8519.5441	221
221 INV	N 0 33 15 E	10559.446	13990.2292	8421.7042	188
188 INV	S 0 33 15 W	5279.716	8710.7598	8570.4352	189
189 INV	N 0 33 15 E	2639.860	11350.4943	8594.1497	190
				1/2 DIST	

WORK FILE: WEST SUN

FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			1000.0000	1000.0000	1
1 TRAV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	
ANG	270 05 54 RT				
SLOPE	96 53 46 Z	48.175			
2 TRAV	S 0 05 54 W	47.826	952.1734	1131.9179	3
				RR SPIKE BENT	
3 INV	N 70 04 19 W	140.320	1000.0000	1000.0000	1
				NW PROP COR	
1 INV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	
ANG	275 43 30 RT				
SLOPE	91 09 06 Z	44.345			
2 SSTRAV	S 5 43 30 W	44.336	955.8851	1127.5773	10
				NE COR BLDG	
2 INV	N 0 00 00 E	0.000	1000.0000	1132.0000	2
				RR SPIKE FND	
2 INV	N 90 00 00 W	132.000	1000.0000	1000.0000	1
				NW PROP COR	
ANG	89 58 34 RT				
SLOPE	92 12 19 Z	44.175			
1 SSTRAV	S 0 01 26 E	44.142	955.8577	1000.0184	11
				NW COR BLDG	
ANG	92 06 10 RT				
SLOPE	91 00 42 Z	119.610			
1 TRAV	S 2 06 10 W	119.591	880.4892	995.4119	4
				PK IN GRND	
ANG	43 32 27 RT				
4 SSTRAV	N 45 38 37 E	6.570	885.0824	1000.3095	5
				1" IP FND	
ANG	15 32 36 RT				
4 SSTRAV	N 17 38 46 E	15.240	895.0121	1000.2317	12
				SW COR BLDG	

WIDTH 13 INCHES  
LENGTH 28 INCHES  
CHAR 4  
COORDINATES IN FEET  
SCALE 1"= 10  
1: 120  
ROTATION 90  
AT POINT 5  
RIGHT .5  
DOWN 2



W  
PT

Western Sun Building  
PT Seminary Lot #72

3

Sec 04 - T08N-R01W

Mike Kinsell

02-22-91

5 Q

2.00 @

TX 5 \$10.00

\$10.00 ST

\$0.50 TX 1

\$10.50 TL

\$15.00 CA

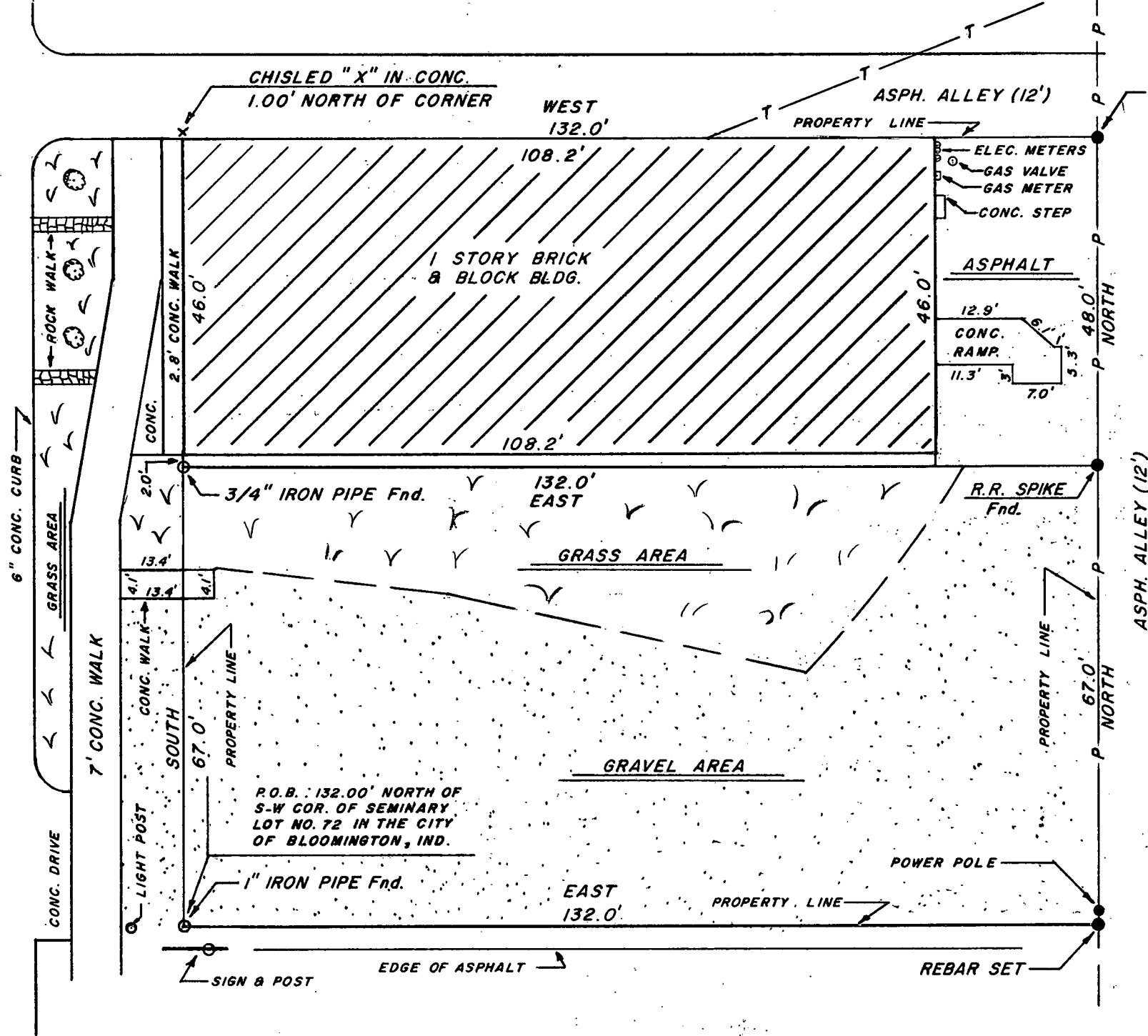
\$4.50 CG

A 10-03

A 2472 NO 001



2 SOUTH WALNUT STREET



SCALE: 1" = 20'

⊙ = SHADE TREE

—T— = TELEPHONE LINE

—P— = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990

*Edmund O. Farkas*

Edmund O. Farkas  
Monroe County Surveyor  
R. L. S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

---

**CERTIFICATE**

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Edmund O. Farkas  
Date of Survey - March 31, 1990  
Job No. (If Any) -  
Client's Name - Monroe County  
Brief Description - Part of Seminary Lot 72, Bloomington, IN

and completely described on the attached plat.

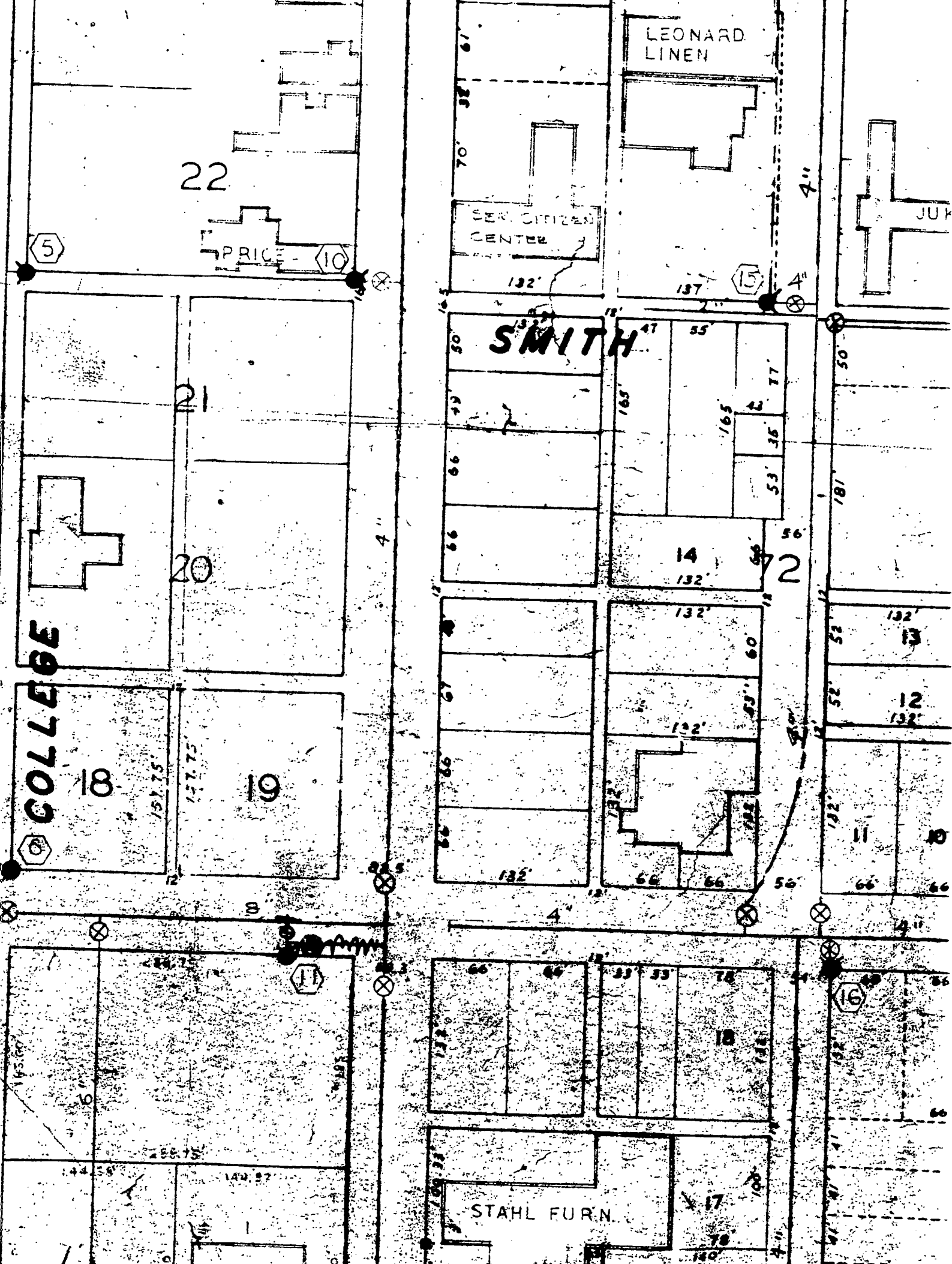
I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990.  
Seal

Signed: \_\_\_\_\_

*Edmund O. Farkas*





drainage

Water  
- down center  
of walnut

Sewer  
- down center of  
lateral alleys  
- down alleys

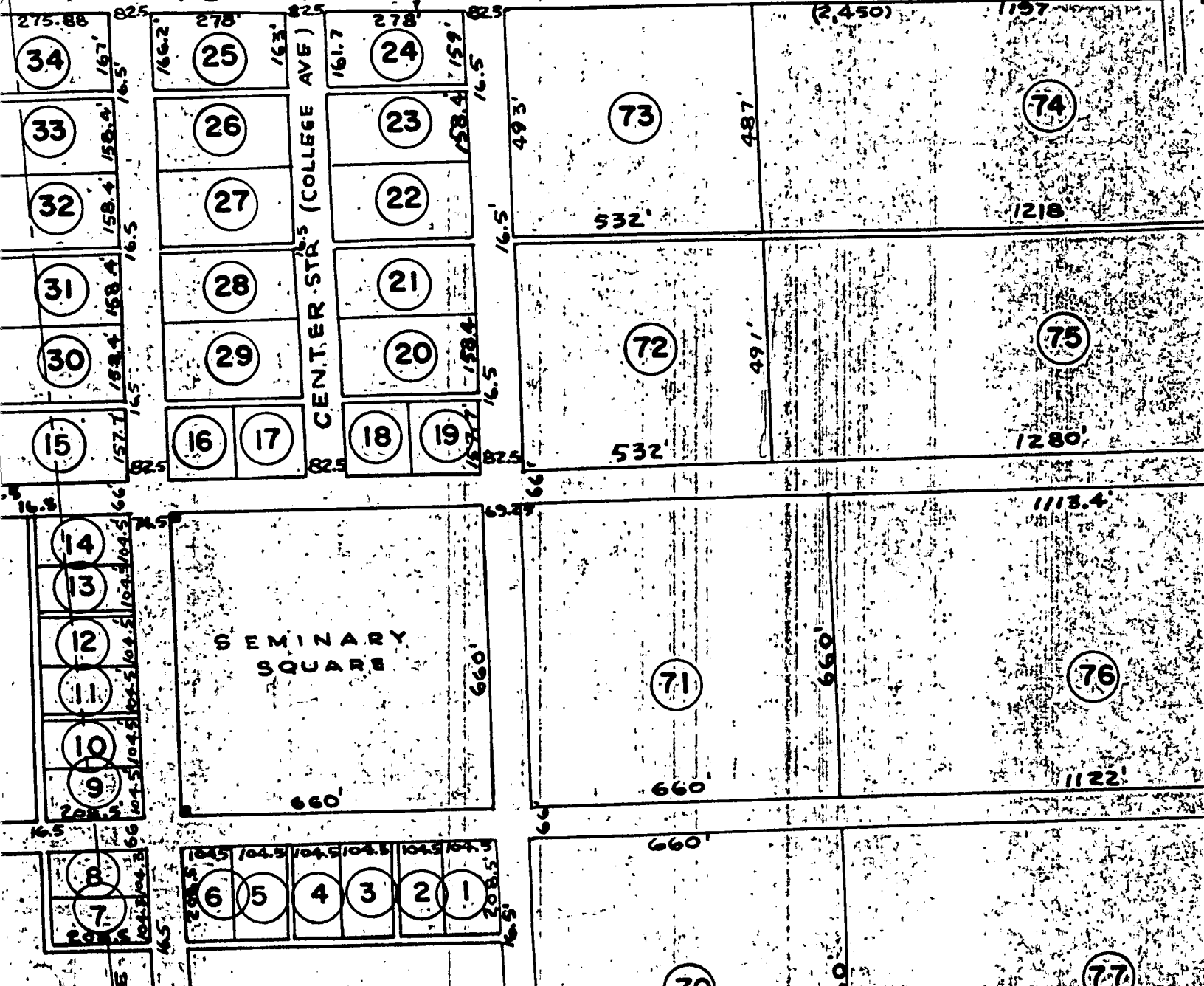
20950 TO 2nd pr mar

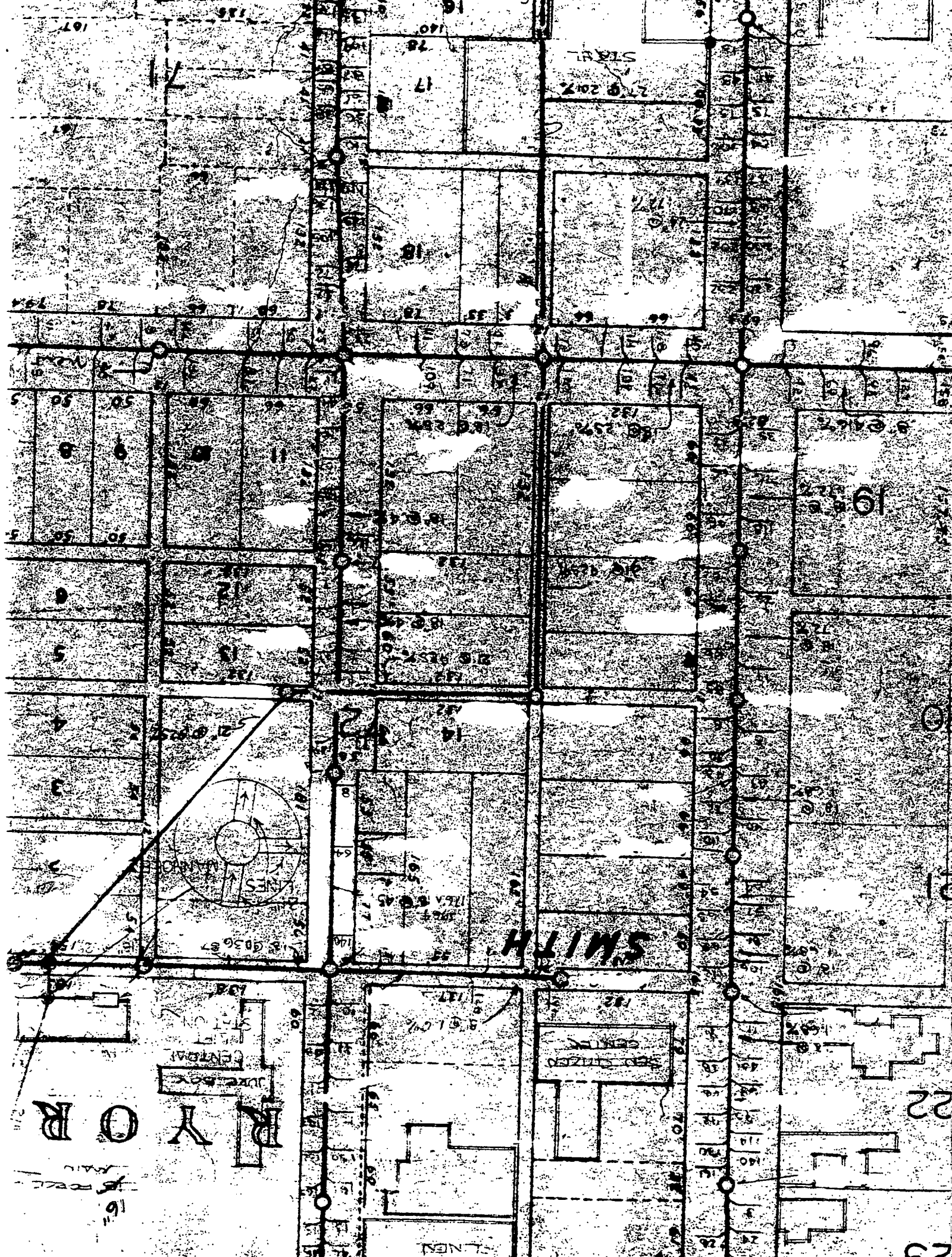
S.E. Cor. Original in lots

3RD. STR

on Sec. Line 2757.

LINE





START

27.9 2012

19

SMITH

JURE BOX

STATION

CENTRAL

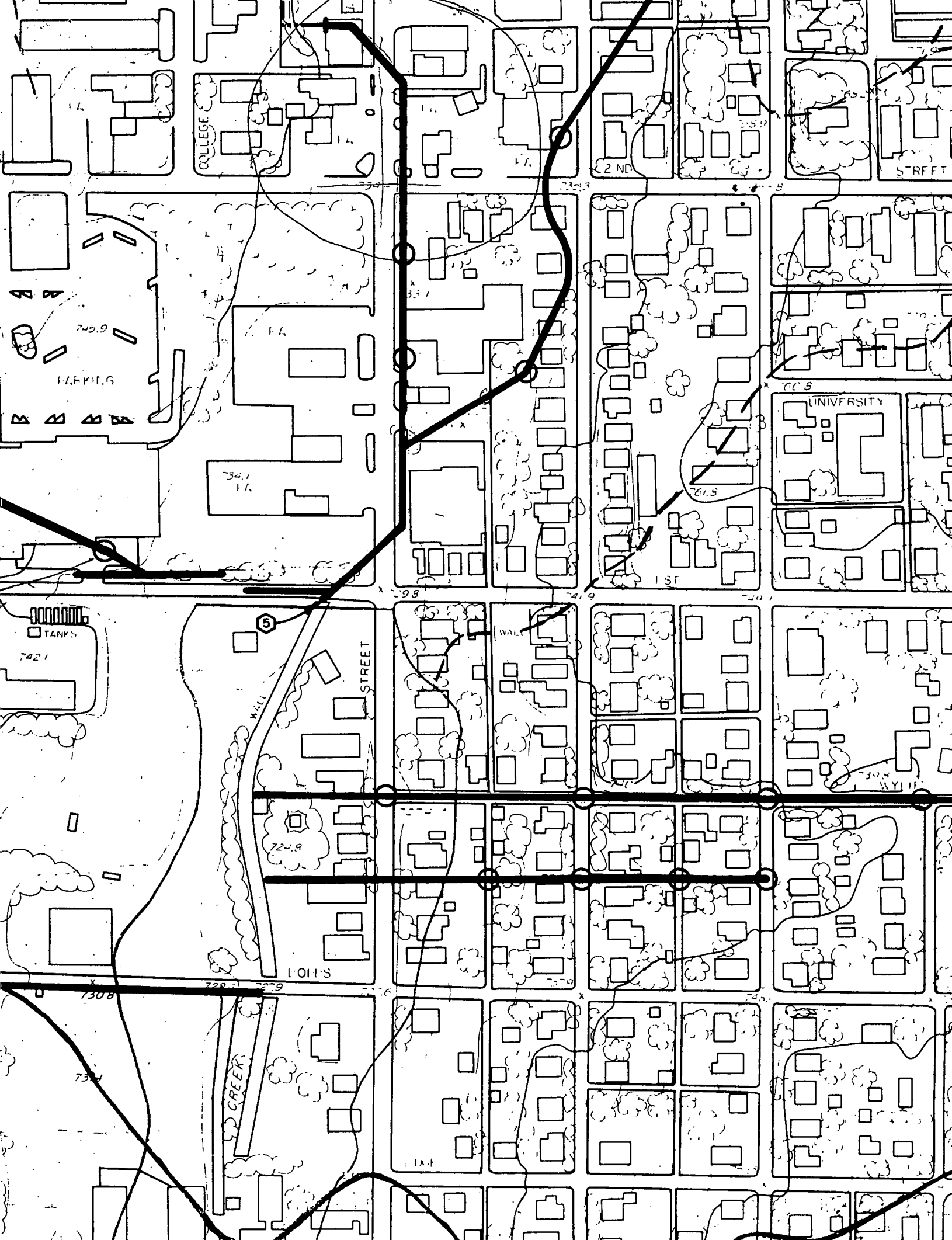
RYOR

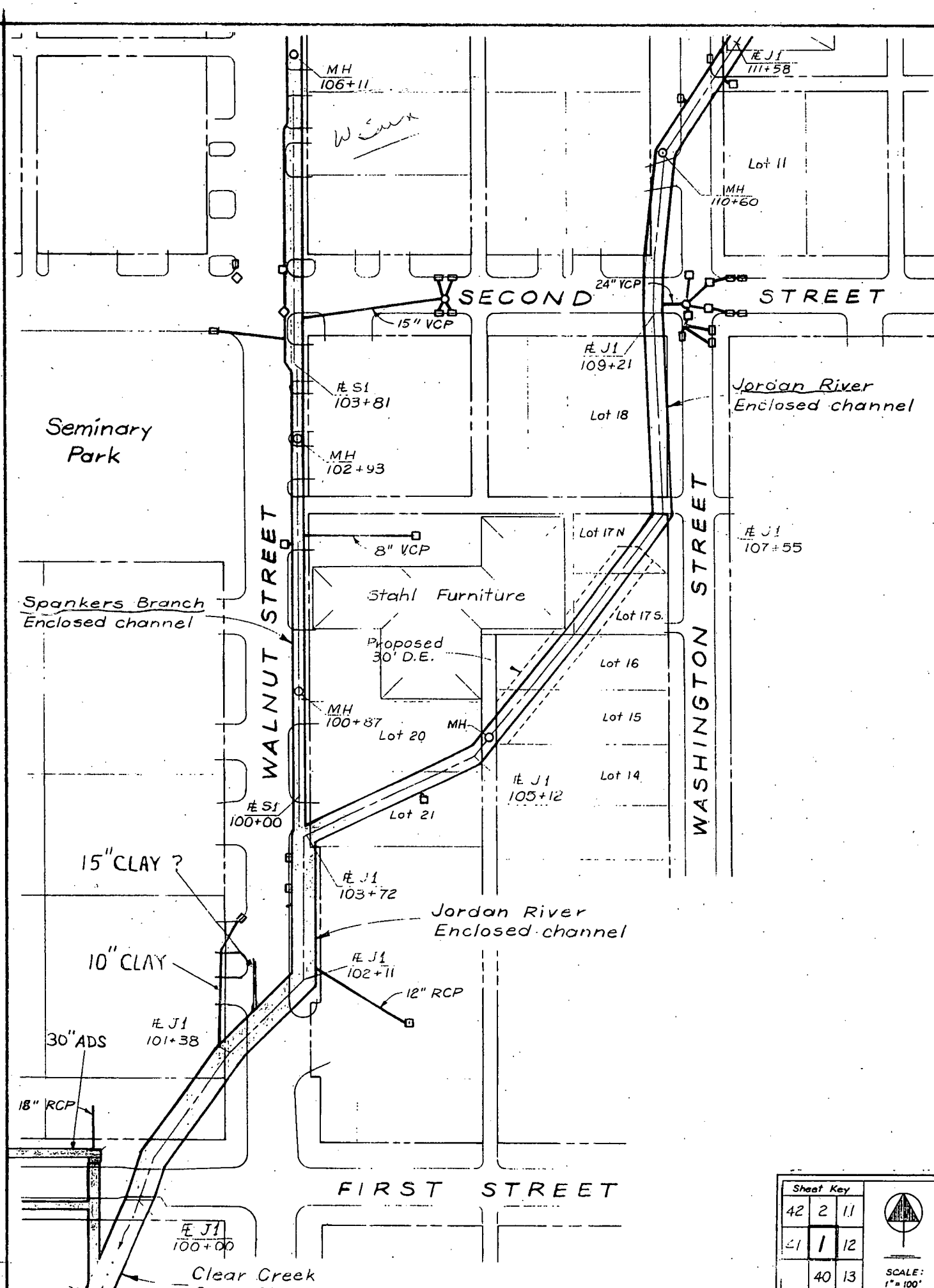
SCHOOL


CHURCH

ST. NEAL



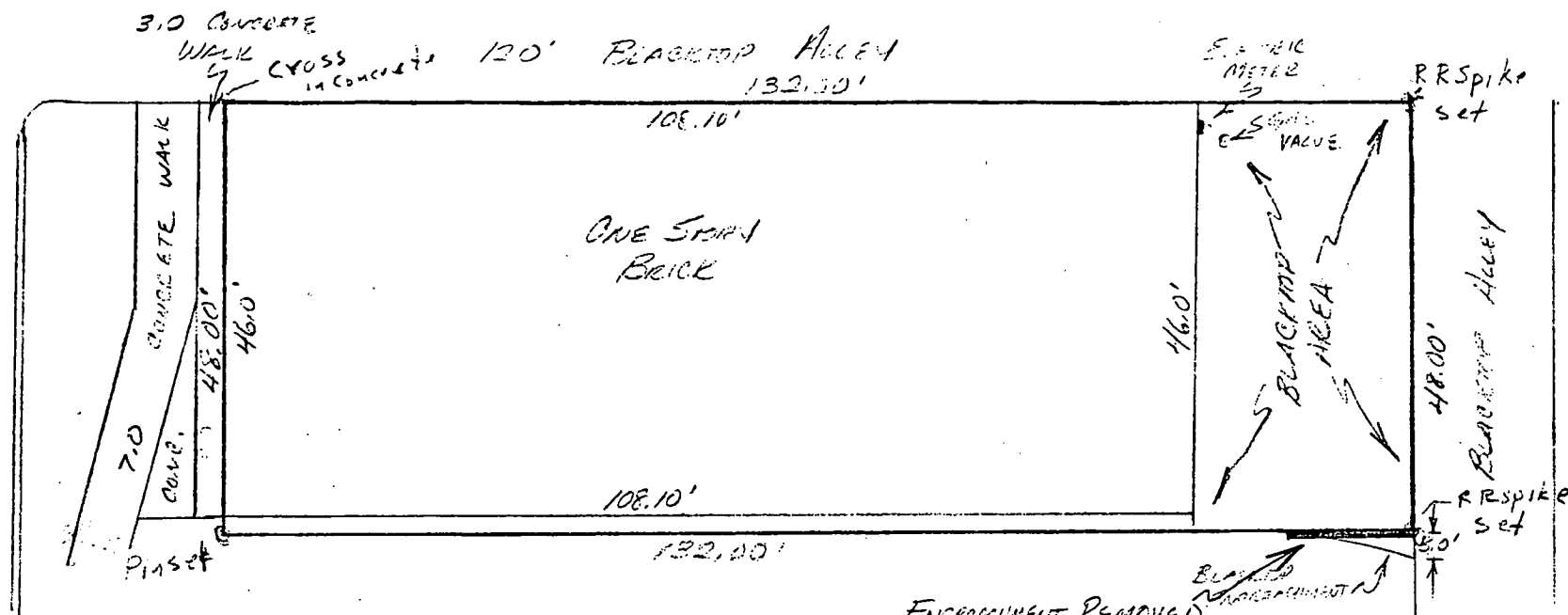




Sheet Key			
42	2	11	
41	1	12	
40	13		
			SCALE: 1" = 100'

WALNUT STREET

(BLACKTOP)



425 S WALNUT STREET

*Raymond Graham*  
RAYMOND GRAHAM P.E. 8409 L.S. 9978 INDIANA



**DESCRIPTION:**

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 199.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

**CERTIFICATION:**

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except for the blacktop encroachment at the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1"=20'

*Raymond Graham*  
RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND.  
3215 N. Smith Pike  
Bloomington, Indiana  
November 21, 1986



RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

R.L.S. 9978 INDIANA

Participating Lender \_\_\_\_\_

Participating Lenders Address \_\_\_\_\_

Indiana Housing Finance Authority

Address \_\_\_\_\_

Dear Sir or Madam;

I am an Indiana Registered Land Surveyor and on Nov 21, 1986

I made a survey and a physical inspection of the real property at 425 S. WALNUT

BUMGARDY, IND.

and shown on the accompanying survey entitled;

PART SEMINARY LOT 72, BUMGARDY, IND.

I hereby certify to you, based upon my inspection, that there is no evidence of any easements, recorded or not recorded, other than as shown on the plat of survey which I have certified to you with respect to such property, and that there is no evidence of overlaps, encroachments, or boundary line disputes except as shown on such plat of survey.

This is to certify that the subject property (is) (is not) located in a special flood hazard area as established by the Department of Housing and Urban Development, Federal Insurance Administration as per FIA Flood Hazard Boundary Maps Nos. H 01, through H 08.

Yours Truly,

Raymond Graham

Raymond Graham  
R.L.S. 9978 Indiana  
R.P.E. 8409 Indiana



10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐  
☐

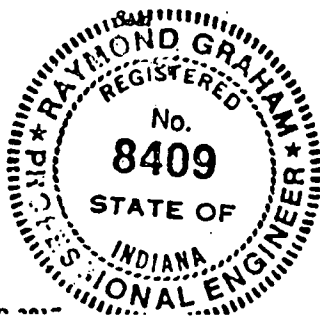
that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - *Raymond Graham*  
Date of Survey - *Nov 21 1986*  
Job No. (If Any) -  
Client's Name - *DOUGLAS A. WISSING*  
Brief Description - *part Seminary Lot 72 Bloomington Ind*

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 21 day of November, 1986



Signed: Raymond Graham  
Registered Surveyor No. LS 9978, PE 8409 Ind

194793

# Warranty Deed

BOOK 332 PAGE 179

THIS INDENTURE WITNESSETH, That DOUGLAS A. WISSING and KATHLEEN T. WISSING, husband and wife

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY, INDIANA

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

Part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

Subject to the taxes due and payable in November, 1987, and all taxes subsequent thereto.

Also subject to the unpaid balance of that certain Mortgage executed by Grantors herein to Irwin Union Bank and Trust Company, Columbus, Indiana, dated September 15, 1983, calling for the original principal sum of \$84,600.00, and recorded September 21, 1983 in Mortgage REcord A355 at pages 1 through 3 in the office of the Recorder of Monroe County, Indiana.

DULY ENTERED  
FOR TAXATION

RECORDED  
A.M. 9:47 P.M.

DEC 31 1986

JAN 02 1987

*Robert J. Brown*  
Auditor, Monroe County, Indiana

*Recorder*  
RECORDER MONROE CO., IN

In Witness Whereof, The said DOUGLAS A. WISSING and KATHLEEN T. WISSING, HUSBAND AND WIFE

have hereunto set their hands and seals this 31st day of December 1986

*Douglas A. Wissing*  
Douglas A. Wissing

(Seal)

*Kathleen T. Wissing*  
Kathleen T. Wissing

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

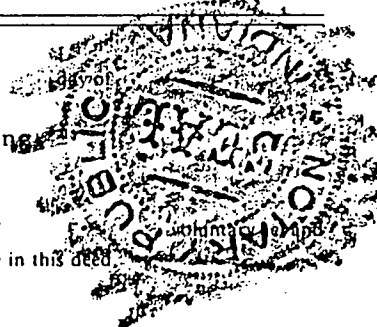
Before me, the undersigned, a Notary Public, in and for said County and State, this A.D., 19 , personally appeared the within named

Douglas A. Wissing and Kathleen T. Wissing,  
husband and wife

Grantor S in the above conveyance, and acknowledged the execution of the same to be their deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/23/87



*Jan C. Sullivan*

Residing in: Monroe Co., Ind.

Notary Public



194882

## Warranty Deed

332 PAGE 212

THIS INDENTURE WITNESSETH, That EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Subject to the second installment of taxes for 1986 payable in November, 1987, and all subsequent taxes,

RECORDED

A.M. P.M. 3:47

JAN 02 1987

RECORDER MONROE CO., IN

DULY ENTERED  
FOR TAXATION

JAN 02 1987

Auditor, Monroe County, Indiana

In Witness Whereof, The said EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

have hereunto set their hands and seals this 31<sup>st</sup> day of December, 19 86

Alice C. Crippen (Seal) Alice C. Crippen (Seal)  
EMMA BELLE SHIELDS by her attorneys ALICE C. CRIPPEN  
Mary Parker (Seal) Kathryn Waldon Flick (Seal)  
MARY PARKER KATHRYN WALDON FLICK  
Mary Parker (Seal) Kathryn Waldon Flick (Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 31<sup>st</sup> day of December, 1986, personally appeared the within named EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER and KATHRYN WALDON FLICK, adults,

Grantors in the above conveyance, and acknowledged the execution of the same to be their deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal. My Commission expires 3/23/87

Residing in: Monroe Co., Indiana

Notary Public

Prepared under direction of WILLIAM B. REAM, LAWYER

# REVISION BY REQUEST

UNITED COMPANIES LIFE INSURANCE COMPANY,  
IT SUCCESSORS AND ASSIGNS

ALSO ALL AMERICAN & BAKER & DANIELS

SURVEYOR'S NOTE : 1 THE ASPHALT AREA AS  
SHOWN ON THE PLAT IS THE POSSIBLE  
PARKING AREA, HOWEVER PARKING SPACES  
ARE NOT MARKED. THE NUMBER OF PARKING  
SPACES SHOULD BE DETERMINED BY THE  
CITY OF BLOOMINGTON PLANNING DEPT. BY  
CORES

2 THE SUBJECT PROP. IS NOT  
LOCATED IN A FLOOD HAZARD  
AREA. ACCORDING TO THE FLOOD  
HAZARD BOUNDARY MAPS

TO THE BEST OF OUR KNOWLEDGE  
3 ACCORDING TO THE LEGAL DETCS AND OUR FIELD SURVEY  
THE SUBJECT PROP. PARCELS ARE  
CONTIGUOUS ALONG THE COMMON  
BOUNDARIES

4 THE EXISTING <sup>BLDG.</sup> AS SHOWN ON THE  
PLAT IS ENCRANCHING ON THE PUBLIC  
R/W ON THE EAST WEST SIDE.

FLOOD ZONE CERTIFICATION

Mark Peters

RORY OBRYAN

NOTE: ENCROACHMENT

317-237-0300

82' <sup>50</sup>/<sub>51</sub>

199'

132'

ALTA

✓  
PUBLIC ROADWAY WIDTH

Legal desc. on Plat

P.O.B. - 199'

ALL

✓  
~~SHOW ALL CALLS~~ !

✓  
~~WIDTH OF STREETS~~

Parcels are CONTIGUOUS ALONG THE  
COMMON BOUNDARIES !

TOTAL No. OF PARKING SPACES

No. OF HANDY CAPPED SPACES

BAKER & DANIELS

300 N. MERIDIAN

INDIANAPOLIS, IND.

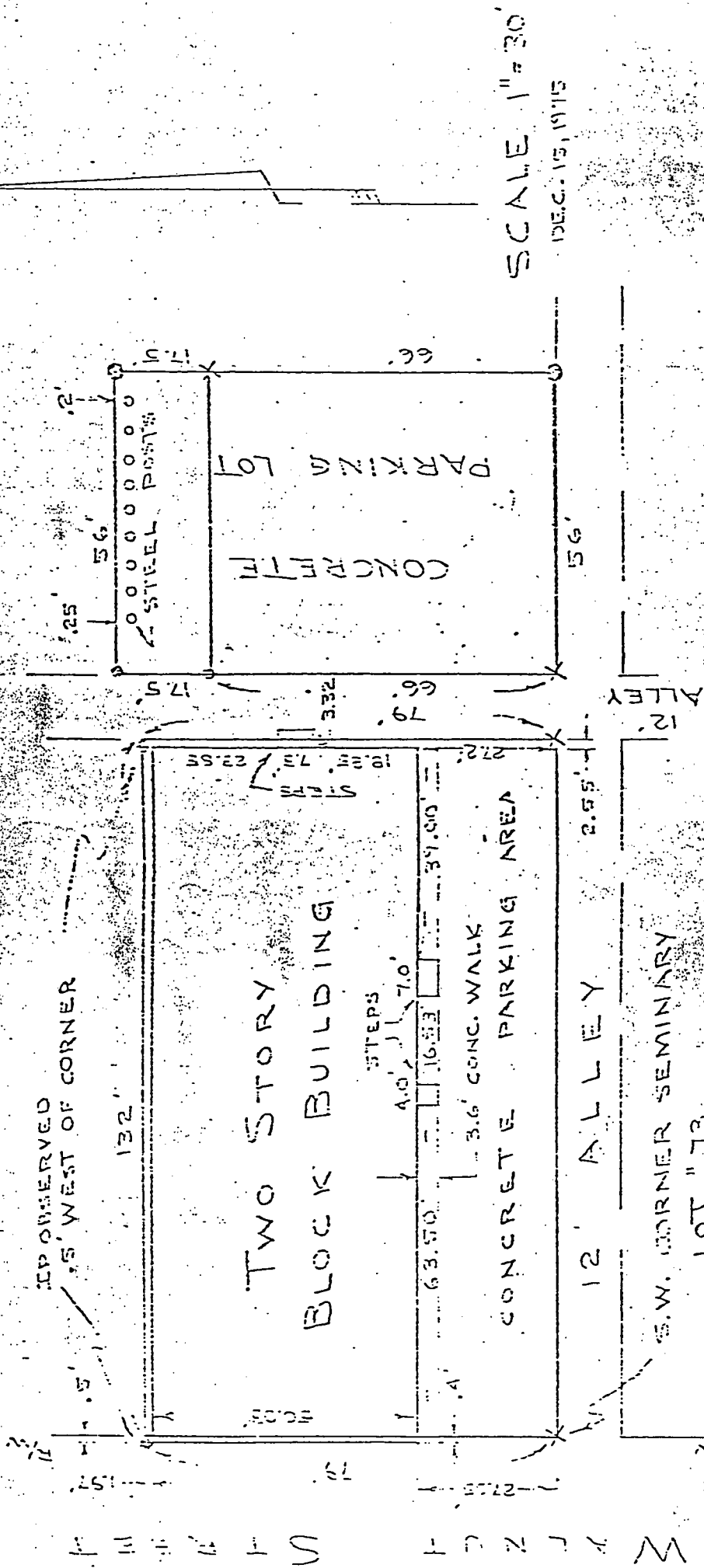
46204

Handwritten signature



LOWELL UNIVERSITY

5. WALNUT STREET



1945

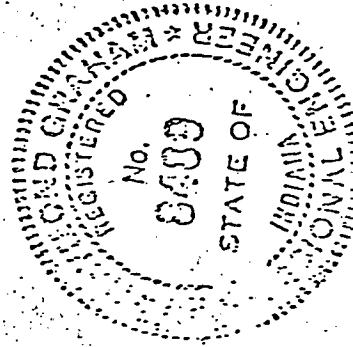
15, 1915

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Raymond Graham

RAYMOND GRAHAM  
RFE 3409 IND.

3215 N. 5TH AVE  
BLOOMINGTON, IND



**NAJAM & WILSON**  
ATTORNEYS AT LAW  
640 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404

EDWARD W. NAJAM, JR.  
LLOYD T. WILSON, JR.

TELEPHONE: (812) 332-4577  
TELECOPIER: (812) 332-4774

**TELECOPIER COVER LETTER**

Page: 1 of 4

Date: February 18, 1991

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Mike Friley FAX: (812) 876-2309

LOCATION: Ellettsville, Indiana TELE: (812) 876-2305

FROM: Edward W. Najam, Jr., Bloomington, Indiana 47404

TELECOPIER: (812) 332-4774

IF YOU DO NOT RECEIVE ALL OF THE PAGES,  
PLEASE CALL: (812) 332-4577

**MIKE:**

These are the survey requirements (EXHIBIT "F") for the survey on 425 South Walnut Street (Part of Seminary Lot 72). You will be receiving a telephone call from Rory O'Bryan or Joe Scimia, attorneys with Baker & Daniels in Indianapolis. They represent the mortgage lender. The survey needs to be up-dated to include this information.

Also enclosed is an excerpt from the letter which Baker & Daniels sent us which concerns survey requirements.

I will call you tomorrow (Tuesday). Thank you.

# Minimum Standard Detail Requirements

FOR

## ALTA/ACSM Land Title Surveys

as adopted by

American Land Title Association

and

American Congress On Surveying & Mapping

It is recognized that members of the American Land Title Association (ALTA) have specific problems, peculiar to title insurance matters, which require particular information in detail and exactness for acceptance by title insurance companies when said companies are asked to insure title to land without exceptions as to the many matters which might be discoverable from survey and inspection and not be evidenced by the public records. In the general interest of the public, the surveying profession, title insurers and abstracters, the American Land Title Association and the American Congress on Surveying and Mapping jointly promulgate and set forth such details and criteria for exactness. It is understood that local variations may require local adjustments to suit local situations, and often must be applied. It is recognized equally that title insurance companies are entitled to, and should be able to, rely on the evidence furnished to them being of the appropriate professional quality, both as to completeness and as to accuracy; that it is equally recognized that for the performance of a survey, the surveyor will be provided with appropriate data which can be relied upon in the preparation of the survey.

For a survey of real property and the plat or map of the survey to be acceptable to a title insurance company for purposes of insuring title to said real property free and clear of survey questions (except those questions disclosed by the survey and indicated on the plat or map), certain specific and pertinent information shall be presented for the distinct and clear understanding between the client (in-

sured), the title insurance company (insurer), and the surveyor (the person professionally responsible for the survey). These requirements are:

(1) The client, at the time of ordering a survey, shall notify the surveyor that an "ALTA/ACSM LAND TITLE SURVEY" is required, meeting the accuracy requirements of a Class A, B, C, or D Survey as defined in Tables 1 and 2 herein, shall designate which of the additional requirements listed on Table 3 must be included, and shall furnish to the surveyor the record description of the property, documents reflecting any record easements benefitting the property, and the record easements or servitudes and covenants affecting the property ("Record Documents") to which the "ALTA/ACSM LAND TITLE SURVEY" shall subsequently make reference. The names and deed data of all adjacent owners as available, and all pertinent information affecting the property being surveyed, shall be transmitted to the surveyor for notation on the plat or map of the survey.

(2) The plat or map of such survey shall bear the name, address, telephone number, and signature of the professional land surveyor who made the survey, his or her official seal and registration number, the date the survey was completed and the dates of all revisions, and the caption "ALTA/ACSM Land Title Survey" with the certification set forth in paragraph 8.

(3) An "ALTA/ACSM LAND TITLE SURVEY" shall be Class A, B, C, or D, in accor-

dance with the "Classification and Specifications for Cadastral Surveys" as adopted by the American Congress on Surveying and Mapping on March 21, 1986, incorporated herein as Tables 1 and 2. Should these above cited specifications be in conflict with state laws, rules or regulations, the more stringent requirements must be followed.

(4) On the plat or map of an "ALTA/ACSM LAND TITLE SURVEY," the survey boundary shall be drawn to a convenient scale, with that scale clearly indicated. A graphic scale, shown in feet or meters or both, will be included. A north arrow shall be shown and when practicable, the plat or map of survey shall be oriented so that North is at the top of the drawing. If required, supplementary or exaggerated diagrams shall be presented accurately on the plat or map. No plat or map drawing less than the minimum size of 8 1/2 by 11 inches will be acceptable.

(5) The survey shall be performed on the ground and the plat or map of an "ALTA/ACSM LAND TITLE SURVEY" shall contain, in addition to the required items already specified above, the following applicable information:

(a) All data necessary to indicate the mathematical dimensions and relationships of the boundary represented, with angles given directly or by bearings, and with the length of each curve, together with its radius, chord, and chord bearing shown. The point of beginning of the surveyor's description shall be shown as well as the remote point of beginning if different. A bearing base shall refer to some well-fixed bearing line, so that the bearings may be easily re-established. All bearings around the boundary shall read in a clockwise direction wherever possible. The North arrow shall be referenced to its bearing base and should that bearing base differ from record title, that difference shall be noted.

(b) When record bearings or angles or distances differ from measured bearings, angles or distances, both the record and measured bearings, angles, and distances shall be clearly indicated. If the record description fails to form a mathematically closed figure, the surveyor shall so indicate.

(c) Measured and record distances from corners of parcels surveyed to the nearest right-of-way lines of streets in urban or suburban areas, together

with recovered lot corners and evidence of lot corners, shall be noted. The distances to the nearest intersecting street shall be indicated and verified. Names and widths of streets and highways abutting the property surveyed and the widths of rights of way shall be given. Any use contrary to the above shall be noted. Access (or lack thereof) to such abutting streets or highways shall be indicated. Private roads shall be so indicated.

(d) The identifying title of all record plats or filed maps which the survey represents, wholly or in part, shall be shown with their filing dates and map numbers, and the lot, block, and section numbers or letters of the surveyed premises. Names of adjoining owners and/or recorded lot or parcel numbers, recording information for last available conveyance, and similar information, where needed, shall be shown. The survey shall indicate set back or building restriction lines which have been platted and recorded in subdivision plats or which appear in a Record Document which has been delivered to the surveyor. Parcel lines shall clearly indicate contiguity, gores, and/or overlaps. Where only a part of a recorded lot or parcel is included in the survey, the balance of the lot or parcel shall be indicated.

(e) All evidence of monuments found or placed, shall be shown and noted to indicate which were found and which were placed. All evidence of monuments found beyond the surveyed premises, on which establishment of the corners of the surveyed premises are dependent, shall be indicated. The character of any and all evidence of possession shall be stated and the location of such evidence carefully given in relation to both the measured boundary lines, as well as those established by the record description. An absence of notation on the survey shall be presumptive of no physical evidence of possession along the record line.

(f) The location of all buildings upon the plot or parcel shall be shown and their locations defined by measurements perpendicular to the boundaries. If there are no buildings erected on the property being surveyed, the plat or map shall bear the statement, "No buildings." Proper street numbers



- shall be shown where available. All easements evidenced by a Record Document which have been delivered to the surveyor shall be shown, both those burdening and those benefitting the property surveyed, indicating recording information. If such an easement cannot be located, a note to this effect should be included. Observable evidence of easements and/or servitudes of all kinds, such as those created by roads; rights-of-way; water courses; drains; telephone, telegraph, or electric lines; water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties if they appear to affect the surveyed property, shall be located and noted. If the surveyor has knowledge of any such easements and/or servitudes, not observable at the time the present survey is made, such lack of observable evidence shall be noted. Surface indications, if any, of underground easements and/or servitudes shall also be shown.
- (g) The character and location of all walls, buildings, or fences within two feet of either side of the boundary lines shall be noted. Physical evidence of all encroaching structural appurtenances and projections, such as fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim, etc., by or on adjoining property or on abutting streets, on any easement or over setback lines shall be indicated with the extent of such encroachment or projection. If the client wishes to have additional information with regard to appurtenances such as whether or not such appurtenances are independent, division, or party walls and are plumb, the client will assume the responsibility of obtaining such permissions as are necessary for the surveyor to enter upon the properties to make such determinations.
- (h) Driveways and alleys on or crossing the property must be shown. Where there is evidence of use by other than the occupants of the property, the surveyor must so indicate on his plan. Where driveways or alleys on adjoining properties encroach, in whole or in part, on the property being surveyed, the surveyor must so indicate on his plans with appropriate measurements.
- (i) Cemeteries and burial grounds disclosed in the process of surveying or searching the title to the premises shall be shown by actual location if known.
- (j) Ponds, lakes, springs, or rivers bordering on or running through the premises being surveyed shall be shown by actual location.
- (k) Streets abutting the premises, which have been legally defined but not physically opened, shall be shown and so noted.
- (6) As a minimum requirement, the surveyor shall furnish two sets of prints of the plat or map of survey to the title insurance company or the client. If the plat or map of survey consists of more than one sheet, the sheets shall be numbered, the total number of sheets indicated and match lines be shown on each sheet. The prints shall be on durable and dimensionally stable material of a quality standard acceptable to the title insurance company. At least two copies of the boundary description prepared from the survey shall be similarly furnished by the surveyor and shall be on the face of the plat or map of survey, if practicable, or otherwise attached to and incorporated in the plat or map. Reference to date of the "ALTA/ACSM LAND TITLE SURVEY", surveyor's file number (if any), political subdivision, section, township and range, along with appropriate aliquot parts thereof, and similar information shown on the plat or map of survey shall be included with the boundary description.
- (7) Water boundaries are subject to change due to erosion or accretion by tidal action or the flow of rivers and streams. A realignment of water bodies may also occur due to many reasons such as deliberate cutting and filling of bordering lands or by evulsion. Recorded surveys of natural water boundaries are not relied upon by title insurers for location of title.
- When a property to be surveyed for title insurance purposes contains a natural water boundary, the surveyor shall measure the location of the boundary according to appropriate surveying methods and note on the plan the date of the measurement and the caveat that the boundary is subject to change due to natural causes and that it may or may not represent the actual location of the limit of title.
- (8) When the surveyor has met all of the minimum standard detail requirements for an ALTA/ACSM Land Title Survey, he shall make the following certification on the plat:

To (name of client) and (name of title insurance company, if known):

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class \_\_\_\_ Survey, as defined therein, and includes items of Table 3 thereof.

(signed) \_\_\_\_\_ (seal)

Registration No. \_\_\_\_\_

Adopted by the Board of Direction, American Congress on Surveying and Mapping on September 16, 1988.

Adopted by the American Land Title Association on October 19, 1988.

## American Congress On Surveying and Mapping

*Classification and Specifications  
For Cadastral Surveys*

### INTRODUCTION

The degree of precision necessary for a particular cadastral survey should be based on the intended use of the land parcel, without regard to its present use, provided the surveyor has knowledge of the intended use.

Four general survey classes are defined using various state regulations and accepted practices. These general classes are listed and defined in table 1 below.

TABLE 1

### SURVEY CLASSES BY LAND USE

#### CLASS A—URBAN SURVEYS

Surveys of land lying within or adjoining a City or Town. This would also include the surveys of Commercial and Industrial properties, Condominiums, Townhouses, Apartments and other multiunit developments, regardless of geographic location.

#### CLASS B—SUBURBAN SURVEYS

Surveys of land lying outside urban areas. This land is used almost exclusively for single family residential use or residential subdivisions.

#### CLASS C—RURAL SURVEYS

Surveys of land such as farms and other undeveloped land outside the suburban areas which may have a potential for future development.

#### CLASS D—MOUNTAIN and MARSHLAND SURVEYS

Surveys of lands which normally lie in remote areas with difficult terrain and usually have limited potential for development.

TABLE 3

## ADDITIONAL SURVEY REQUIREMENTS

If checked, the following additional items shall be shown on the ALTA/ACSM LAND TITLE SURVEY:

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. _____ Monuments placed (or a reference monument) at all major corners of the boundary of the property.</li> <li>2. _____ Legend of all symbols and abbreviations used.</li> <li>3. _____ Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).</li> <li>4. _____ Flood zone designation.</li> <li>5. _____ Land area.</li> <li>6. _____ Contours.</li> <li>7. _____ Setback, height and bulk restrictions of record or disclosed by applicable zoning or building codes (in addition to those recorded in subdivision maps). If none, so state.</li> <li>8. _____ Square footage of all buildings.</li> <li>9. _____ All improvements (in addition to buildings, such as signs, parking areas or structures, swimming pools, etc.).</li> <li>10. _____ Parking areas and, if striped, the striping and the number of parking spaces.</li> <li>11. _____ Indication of access to a public way such as curb cuts, driveways marked.</li> <li>12. _____ Location of all utilities serving the property, including without limitation:               <ol style="list-style-type: none"> <li>(a) all railroad tracks and sidings;</li> </ol> </li> </ol> | <ol style="list-style-type: none"> <li>(b) all manholes, catch basins, valve vaults or other surface indications of subterranean uses;</li> <li>(c) all wires and cables (including their function) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross wires or overhangs affecting the surveyed premises; and</li> <li>(d) all utility company installations on the surveyed premises.</li> </ol> <ol style="list-style-type: none"> <li>13. _____ Observable evidence of cemeteries.</li> <li>14. _____ Governmental Agency Requirements:               <div style="margin-left: 20px;">                 Department of Housing and Urban Development<br/>                 Veteran's Administration<br/>                 Other               </div> </li> <li>15. _____ Significant observations not otherwise disclosed.</li> <li>16. _____</li> <li>_____</li> <li>_____</li> </ol> |
|---|---|

NOTE: The items of Table 3 must be negotiated between the surveyor and client. It may be necessary for the surveyor to qualify or expand upon the description of these items, e.g. in reference to Item 7, there may be a need for an interpretation of a restriction. The surveyor cannot make a certification on the basis of an interpretation.

# Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS



as  
adopted  
by



American Land Title Association  
and  
American Congress on Surveying & Mapping  
1988

AMERICAN CONGRESS on SURVEYING and MAPPING

TABLE 2  
MINIMUM ANGLE, DISTANCE and CLOSURE REQUIREMENTS FOR CLASSES OF SURVEYS  
(1)

SURVEY CLASS	DIR. READING OF INSTRUMENT (2)	INSTRUMENT READING ESTIMATED (3)	NUMBER OF OBSERVATIONS PER STATION (4)	SPREAD FROM MEAN OF D&R NOT TO EXCEED (5)	ANGLE CLOSURE WHERE N = NO. OF STATIONS NOT TO EXCEED	LINEAR CLOSURE (6)	DISTANCE MEASUREMENT (7)	MINIMUM LENGTH OF MEASUREMENTS (8), (9), (10)
A	20" <1'> <span style="border: 1px solid black;">10"</span>	5" <0.1'> N.A.	2 D&R	5" <0.1'> <span style="border: 1px solid black;">5"</span>	10" $\sqrt{N}$	1:15,000	EDM or Doubletape with steel tape	(8) 81m, (9) 153m (10) 20m
B	20" <1'> <span style="border: 1px solid black;">10"</span>	10" <0.1'> N.A.	2 D&R	10" <0.2'> <span style="border: 1px solid black;">10"</span>	15" $\sqrt{N}$	1:10,000	EDM or steel tape	(8) 54m, (9) 102m (10) 14m
C	<span style="border: 1px solid black;">20"</span> <1'> <span style="border: 1px solid black;">20"</span>	N.A.	1 D&R	<span style="border: 1px solid black;">20"</span> <0.3'> <span style="border: 1px solid black;">20"</span>	20" $\sqrt{N}$	1:7,500	EDM or steel tape	(8) 40m, (9) 76m (10) 10m
D	<span style="border: 1px solid black;">1'</span> <1'> <span style="border: 1px solid black;">1'</span>	N.A.	1 D&R	<span style="border: 1px solid black;">30"</span> <0.5'> <span style="border: 1px solid black;">30"</span>	30" $\sqrt{N}$	1:5,000	EDM or steel tape	(8) 27m, (9) 51m (10) 7m

Note (1) All requirements of each class must be satisfied in order to qualify for that particular class of survey. The use of a more precise instrument does not change the other requirements, such as number of angles turned, etc.

Note (2) Instrument must have a direct reading of at least the amount specified (not an estimated reading), i.e.; 10" = Micrometer reading theodolite, <1'> = Scale reading theodolite, 10" = Electronic reading theodolite, 20" = Micrometer reading theodolite, or a vernier reading transit.

Note (3) Instrument must have the capability of allowing an estimated reading below the direct reading to the specified reading.

Note (4) D & R means the Direct and Reverse positions of the instrument telescope, i.e., Class A requires that two angles in the direct and two angles in the reverse position be measured and meaned.

Note (5) Any angle measured that exceeds the specified amount from the mean must be rejected and the set of angles re-measured.

Note (6) Ratio of closure after angles are balanced and closure calculated.

Note (7) All distance measurements must be made with a properly calibrated EDM or Steel tape, applying atmospheric, temperature, sag, tension, slope, scale factor and sea level corrections as necessary.

Note (8) EDM having an error of 5mm, independent of distance measured (Manufacturers specification)

Note (9) EDM having an error of 10mm, independent of distance measured (Manufacturers specifications)

Note (10) Calibrated steel tape.





## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to: 409 S. Walnut St., Bloomington IN 47401

Tax Key No.:

004449

# WARRANTY DEED

372 331

This indenture witnesseth that R. DAVID MINNICK, of legal age,

DULY ENTERED  
FOR TAXATION

of Monroe

County in the State of Indiana

APR 20 1990

Convey and warrant to

WALNUT STREET PARTNERSHIP,  
an Indiana general partnership,

*Margaret Cook*  
Auditor Monroe County, Indiana

of Monroe

County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County in the State of Indiana, to wit:

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

State of Indiana, Monroe County, ss:

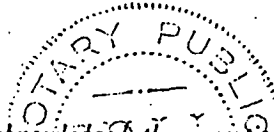
Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of April 19 90 personally appeared:

R. DAVID MINNICK, of legal age,  
the Grantor herein,

Dated this 20th Day of April 19 90

*R. David Minnick*  
R. David Minnick

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires May 3 19 93



*Linda E. Kylander*  
Linda E. Kylander Notary Public

Resident of Monroe County.

RECORDED

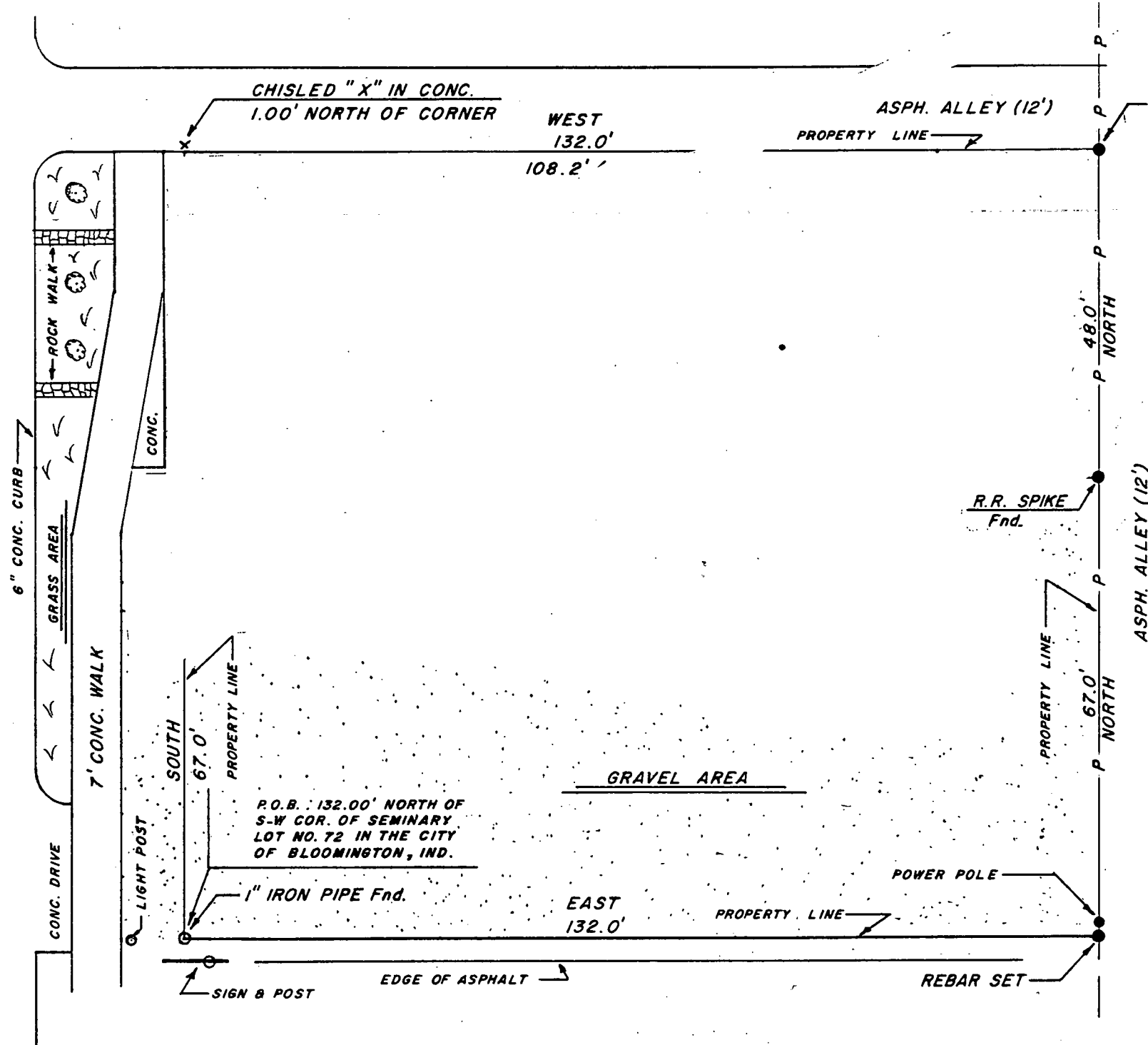
/A.M. P.M. 3:50

APR 20 1990

*Realty*  
RECORDER MONROE CO., IN



Q SOUTH WALNUT STREET



N

SCALE: 1" = 20'

⊙ = SHADE TREE

—T— = TELEPHONE LINE

—P— = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

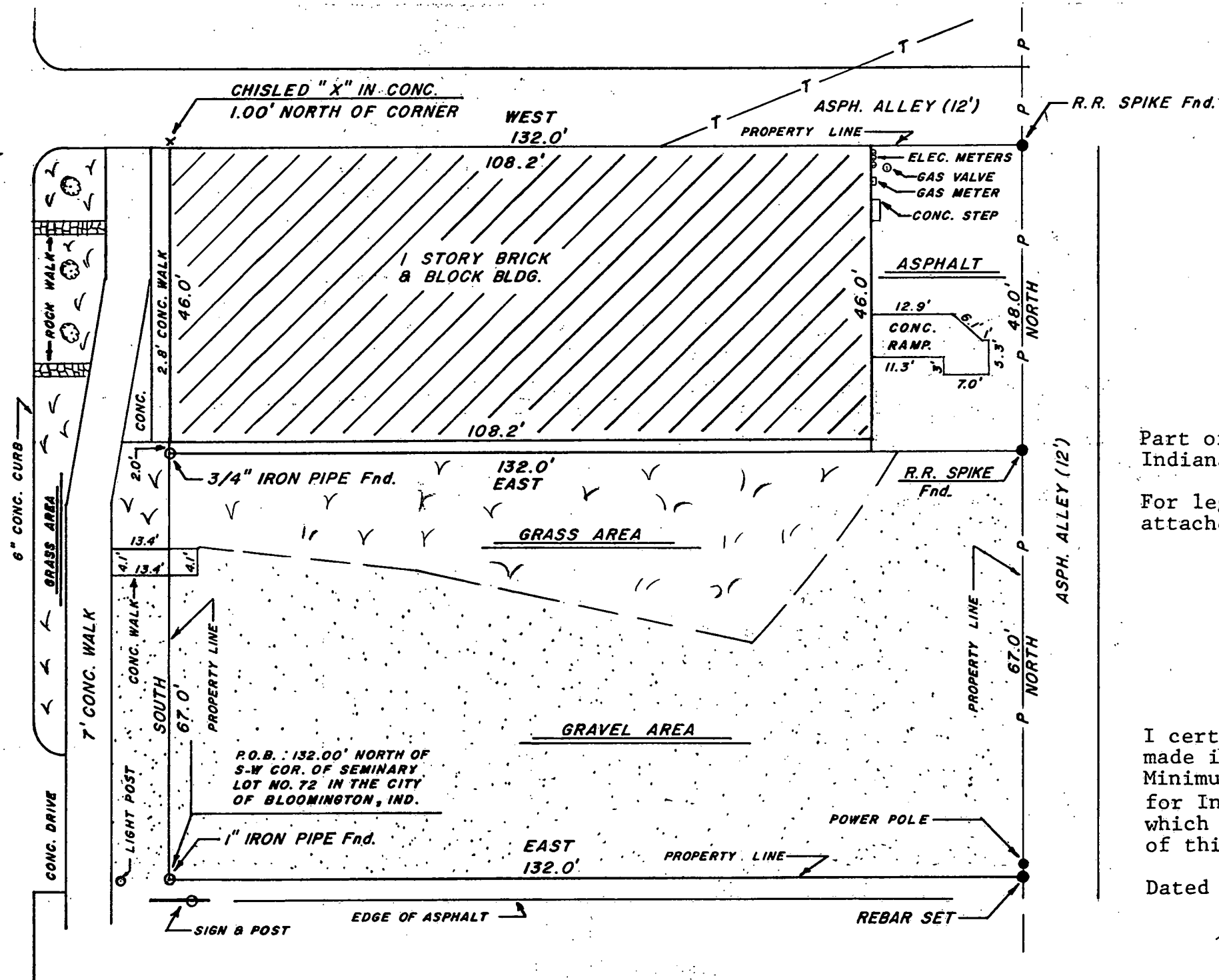
For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.



Q SOUTH WALNUT STREET



SCALE: 1" = 20'

☉ = SHADE TREE

—T— = TELEPHONE LINE

—P— = POWER LINE

Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 31st day of March, 1990

*Edmund O. Farkas*

Edmund O. Farkas  
Monroe County Surveyor  
R. L. S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.

# Warranty Deed

THIS INDENTURE WITNESSETH, That EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Subject to the second installment of taxes for 1986 payable in November, 1987, and all subsequent taxes.

COPY

In Witness Whereof, The said EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER, and KATHRYN WALDON FLICK, adults,

have hereunto set their hands and seals this 31st day of December, 1986

<u>Alice C. Crippen</u>	(Seal)	<u>Alice C. Crippen</u>	(Seal)
<u>Emma Belle Shields</u>	(Seal)	<u>Alice C. Crippen</u>	(Seal)
<u>Mary Parker</u>	(Seal)	<u>Kathryn Waldon Flick</u>	(Seal)
	(Seal)	<u>Kathryn Waldon Flick</u>	(Seal)

STATE OF INDIANA,

MONROE

COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 31st day of December A.D. 1986, personally appeared the within named EMMA BELLE SHIELDS, ALICE C. CRIPPEN, MARY PARKER and KATHRYN WALDON FLICK, adults,

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.  
My Commission expires 3/23/87

Residing in: Monroe Co., Indiana

Jan C. Sullivan

Notary Public

Prepared under direction of WILLIAM B. REAM, LAWYER



# TRI CO Surveying & Mapping

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429

## STATEMENT

WALNUT STREET PARTNERSHIP  
c/o ALL AMERICAN TITLE INC.  
321 S. WALNUT  
BLOOMINGTON, IN 47404

DATE 12-12-90

\$ 88.50

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
	ADDITIONAL CHARGE FOR PLAT REVISION OF SURVEY OF PART OF SEMINARY LOT 72 AS REQUESTED.	88.50		88.50

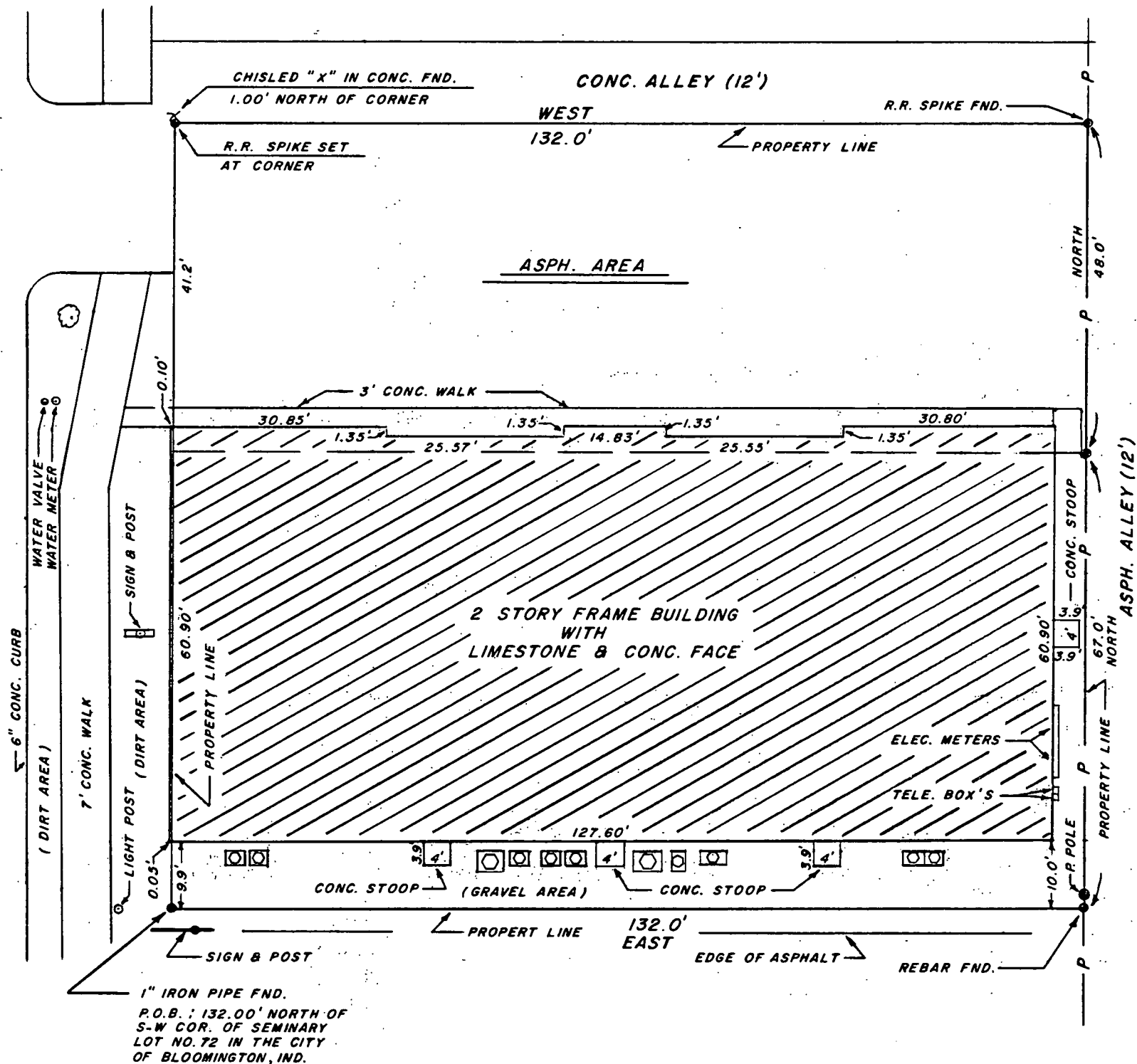
**THANK YOU**  
**TRI CO SURVEYING & MAPPING**

  
PAY LAST AMOUNT  
IN THIS COLUMN








2 SOUTH WALNUT STREET



N

SCALE: 1" = 20'

-  = SHADE TREE
-  = POWER LINE
-  = HEAT PUMP


Part of Seminary Lot No. 72,  
Bloomington, Indiana

For legal description, please see  
attached deeds.

SURVEYOR'S NOTE: For other utility  
information please  
see the attached  
drawings provided  
by the City of  
Bloomington.

I certify that this survey was made in  
accordance with the Minimum Standard  
Detail Requirements for Indiana Land  
Title Surveys and which are by ref-  
erence made a part of this certificate.

Dated this 24th day of October, 1990.

  
Edmund O. Farkas  
Reg. Land Surveyor  
Ind. Reg. No. S0114









## LEGAL DESCRIPTION

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.



THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to: 409 S. Walnut St., Bloomington IN 47401

Tax Key No.: \_\_\_\_\_

004449

# WARRANTY DEED

372 PAGE 331

This Indenture witnesseth that R. DAVID MINNICK, of legal age,

DULY ENTERED  
FOR TAXATION

of Monroe

County in the State of Indiana

APR 20 1990

Convey and warrant to

WALNUT STREET PARTNERSHIP,  
an Indiana general partnership, *Margaret Cook*

Auditor Monroe County, Indiana

of Monroe

County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration  
the receipt whereof is hereby acknowledged, the following Real Estate in Monroe County  
in the State of Indiana, to wit:

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

State of Indiana, Monroe County, ss:

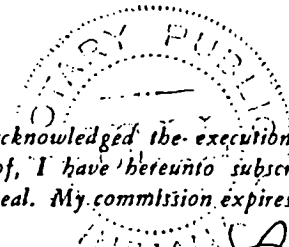
Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of April 19 90 personally appeared:

R. DAVID MINNICK, of legal age,  
the Grantor herein,

Dated this 20th Day of April 19 90

*R. David Minnick*  
R. David Minnick

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires May 3 19 93



*Linda E. Kylander*  
Linda E. Kylander Notary Public

Resident of Monroe County.

RECORDED  
/ A.M. — P.M. 3:50

APR 20 1990

*Reilly*  
RECORDER MONROE CO., IN

This Instrument prepared by Edward W. Najam, Jr.

Attorney at Law

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Edmund O. Farkas  
Date of Survey - October 24th, 1990  
Job No. (If Any) -  
Client's Name - Monroe County  
Brief Description - Part of Seminary Lot 72, Bloomington, IN

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 24 day of October, 1990.  
Seal

Signed: \_\_\_\_\_

Registered Surveyor No. 50114

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305  
FAX: 812-876-2309

DATE: 2/19/91

TO: Mike Friley

FROM: Debby Lee

4 PAGES TO FOLLOW

FAX NUMBER: (812) 876-2309

IF ANY PROBLEMS IN RECEIVING, PLEASE CALL (812) 876-2305



## EXHIBIT "F"

SURVEY REQUIREMENTS

1. The survey sketch shall contain an accurate legal description of the Property conforming to its record title description. If it is necessary or desirable to revise or modernize the record description, the surveyor must certify on the sketch that the real estate in the revised or modernized description is the same or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.

2. The survey shall comply with any and all requirements of the title insurance company, including a "surveyor's report" or other certificates or affidavits.

3. All recorded easements, servitudes and covenants affecting the Property shall be shown on the sketch, together with all the easements, setbacks, or building restriction lines shown on any plat or zoning map or listed in the title insurance commitment or of which the surveyor has knowledge. All such easements and other matters shall be identified by reference to the recorded instrument and the sketch shall show any discrepancies between the record description and the physical evidence of each easement.

4. The survey sketch shall show the location of the perimeter of the land by courses and distances and, if separate parcels comprise the tract, the surveyor shall certify that the parcels are contiguous along all their common boundaries or provide a composite legal description of the two parcels in addition to the separate legal descriptions and recite that the separate legal descriptions are also known as the common legal description. The sketch shall show the acreage or square foot area bounded by the property lines.

5. The survey sketch shall show the lines of streets and roads abutting the property and the center lines and widths thereof and shall indicate whether or not such streets and roads are publicly dedicated rights-of-way.

6. The survey sketch shall show the improvements to the extent constructed, if applicable, the square foot area of such improvements and the relation of the improvements by distances to the perimeter of the land, the boundaries of any recorded easements, and the established building lines, and the street lines.

7. The survey sketch shall show existing parking spaces, if any, and shall certify on the survey sketch the number of non-handicapped and handicapped parking spaces.

8. The survey sketch shall show encroachments and the extent thereof upon the land.

9. If the land described as being a filed map or plat, a legend relating the survey to said map or plat shall be shown on the sketch.

10. The survey sketch shall show the elevation above sea level of the lowest floor of the improvements on the property (if any) and shall specify the flood hazard zone in which the property is located.

Federal Emergency Management Agency

Community - Panel No. 180169 0025 C

ZONE B G

North Parcel  
0.15 ± Acres

South Parcel

0.20 ± Acres

Show  
41.25'  
From E

BLDG = ?  
1st Fory = 7701.83  
Total = 15,403.66  
FT<sup>2</sup>

BK 9, Page  
of Seminary  
Lot

11. The survey sketch shall bear the surveyor's original signature, his Indiana registration number, raised seal and his certification in the following or equivalent terms:

I certify to United Companies Life Insurance Company, its successors and/or its assigns as their interest may appear that ~~this~~ is a true and correct survey of

The site contains \_\_\_\_\_ square foot/acres. This survey was made by the undersigned licensed surveyor, which shows the location of the buildings and all other improvements located on the land and easements, right-of-way, setback lines and similar restrictions of record. The building and other improvements do not overhang or encroach upon any land, easement, or right-of-way of others, and there are no encroachments either way across the property lines. The property surveyed does not lie in a flood zone area of less than 500 year recurrence.

By: \_\_\_\_\_

Date: \_\_\_\_\_

appear, WALNUT STREET PARTNERSHIP  
and MINNESOTA TITLE INSURANCE CO.

With respect to the survey prepared by Edmond O. Arkas (R.L.S. No. S0114) dated October 24, 1990, I have the following comments:

1. An Indiana Land Title Certification should be issued in the name of the title insurance company and "United Companies Life Insurance Company and/or their successors and assigns, as their interests may appear."
2. A Surveyor's Report should be added as required by Title 864, Article 1.1, Chapter 13, Sections 1-34 of the Indiana Administrative Code.
3. The survey should be revised to comply with the Survey Requirements attached as Exhibit F to the Permanent Loan Commitment. Specifically, the survey does not comply with Requirement Nos. 1, 3, 4, 5, 6, 7, 9, 10 and 11.
4. The legal description should be revised to include a reference to the recorded plat of which Seminary Lot Seventy-Two (72) is a part. The legal description should be further revised to include bearings for the distances.
5. We have not been provided with copies of the drawings or the deeds which the survey references as being attached to the survey.

I would suggest that the Surveyor be contacted and the survey revised pursuant to the foregoing comments. The survey should also be recertified as of a current date. Please inform the Surveyor that he should feel free to contact me if he has any questions.

2 hrs office 2-19-91

## SURVEYOR'S REPORT

Y 52

1. In accordance with Title 864, Article ~~10~~ 1.1, Chapter 13, Section 1 Through 34 of The Indiana Administrative Code, The Following observations and opinions are submitted regarding The various uncertainties in The locations of The Lines and corners established on This survey as a result of :

- a. Variances in The reference monuments;
- b. Discrepancies in record descriptions and Plots;
- c. Inconsistencies in Lines of Occupation and;
- d. Random Errors in Measurement (Theoretical Uncertainty);

indent →

The Theoretical Uncertainty (due to random errors in measurement) of The corners of The subject Tracts established This survey is within The specifications For a Class A Survey (.10 Feet) as defined in IAC 864.

~~There ~~was~~ was a  $\frac{3}{4}$ " crimped iron pipe found at The Northwest corner of The South ~~tract's~~ Parcel of land and~~

The monuments Found in This report pertain To The Two Tracts of Land as described in Deed Record 372, page 331 and as recorded in The Office of The Recorder of Monroe County, Indiana. and From ~~the~~ This <sup>said Tracts of Land</sup> point on shall be considered The North and South parcels of said subject Property.

henceforth



There was a  $\frac{3}{4}$ " crimped Iron Pipe Found at The ~~Northwest~~<sup>Southwest</sup> corner of The ~~South~~<sup>North</sup> parcel, a railroad spike End at The ~~Northwest~~<sup>Southwest</sup> corner of The ~~South~~<sup>North</sup> parcel, a railroad spike End at The Northeast corner of The North parcel and a 1" iron pipe Found at The Southwest corner of The South parcel. IT is The opinion of This surveyor That The ~~monuments~~<sup>(in The North parcel)</sup> Found are The corners set by Raymond Graham R.L.S. No. 9978 in a survey dated November 21, 1986 and The 1" Iron pipe Found at The Southwest corner of The South parcel conforms with the deed description and distance.

Based on The above The South Line of The North parcel is 0.05 Feet shorter Than The deed distance of 132 Feet and The East Line of The North parcel is 0.03 Feet shorter Than The deed distance and The West Line of The South parcel is 0.05 Feet shorter Than The deed distance.

~~As a result of the above measurements,~~  
Based on The above The The Northwest corner ~~was~~ of The North ~~parcel~~ was established by a double distance measurement of record distance as was The Southeast corner of The South parcel.

As a result of the above observations it is my opinion that the uncertainties in the locations of the lines and corners on this survey, as stated above, fall within the specifications for a Class A survey (± 10 feet) as defined in IAC 864.

~~ST 11-20-14~~

Prepared By:

TRI CO SURVEYING & Mapping

P.O. Box 96

ELLETTSVILLE, INDIANA

47429

Telephone 812-876-2305

## B G ZONE

✓ 5. The North parcel of Land contains 0.15 Acre, more or less and The South parcel of Land contains 0.20 Acre, more or less.

✓ 6. The existing 2 story Frame building contains 7,701.8 square Feet <sup>more or less</sup> per story and 15,403.6 square Feet more or less ~~the~~ combined.

✓ 7. Seminary Lot No. 72 in The City of Bloomington, Indiana is recorded in PLAT <sup>et</sup> cabinet B, envelope 5, in The office of The Recorder of Monroe County, Indiana.

✓ #8. The elevation above sea Level of The ~~lowest floor~~ Lowest Finish Floor Found was 736.39 Feet.

✓ #9. Per The City of Bloomington The subject property Per The Federal Emergency Management Agency Map Found on Community - Panel No. 180169 0025 C is in Zone B G.

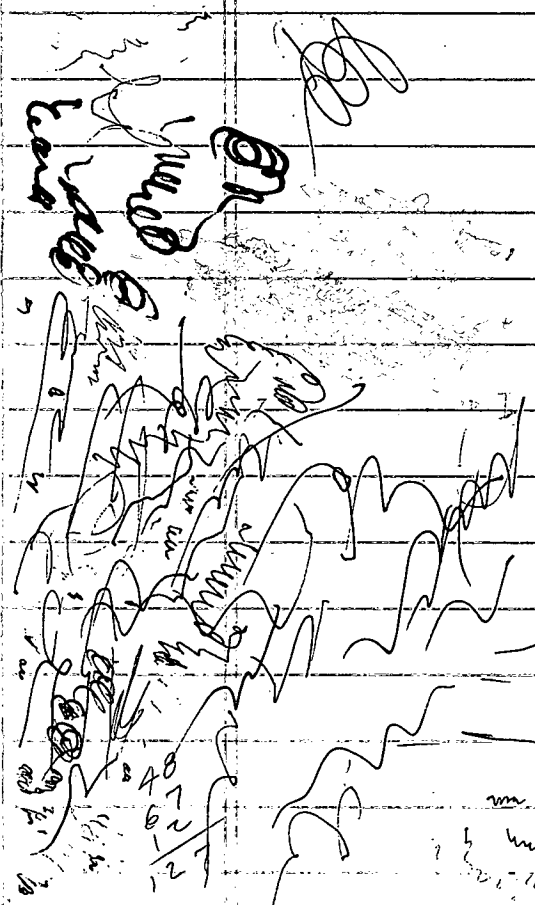
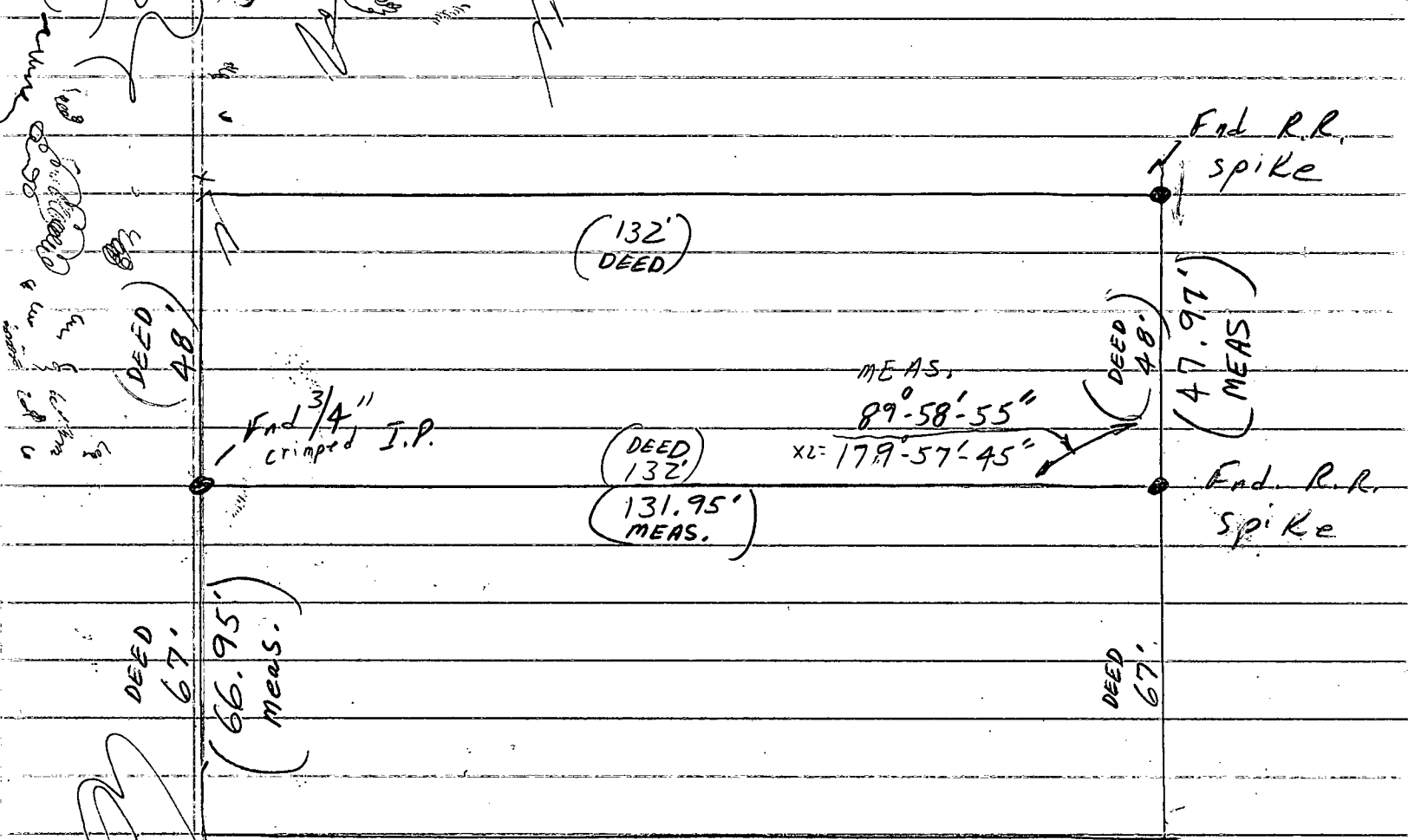
There was a ~~2 1/2~~ crimped iron pipe  
Found at ~~the Southwest corner of the North~~  
~~parcel~~ railroad spike Found at The  
Southeast corner of The North parcel, a  
railroad spike Found at The Northeast corner  
of The North parcel, ~~a~~ a chisled "X" Found  
in The concrete 1.00 Feet North of The N-W corner of  
The North parcel, a 1" iron pipe Found  
at The Southwest corner of The South  
parcel and a 1/2" rebar Found at The  
Southeast corner of The South parcel.  
IT is The opinion of This surveyor That  
~~Found at the~~ ~~The~~ ~~monuments~~ ~~monuments~~ Southeast and Northeast  
corners of The North parcel ~~the~~ were  
set by Raymond Graham R.L.S. No. 9978  
in a survey dated November 21, 1986 and  
The 1" iron pipe Found at The Southwest  
corner of The South parcel conforms with  
The ~~Deed description~~ Record Deed distance  
and The Public road right-of-way information  
and was Therefore ~~held~~ held as a reliable  
monument. The chisled "X" Found in The  
concrete 1.00 Feet North of The Northwest  
corner of The North parcel and The 1/2"  
rebar Found at The Southeast corner of  
The South parcel was set in a prior  
survey ~~by~~ ~~under~~ under my direct supervision  
and dated March 31<sup>ST</sup>, 1990. The Northwest  
corner of The North parcel was established  
by a double distance measurement of record  
distance.

Based





40° APPROX.

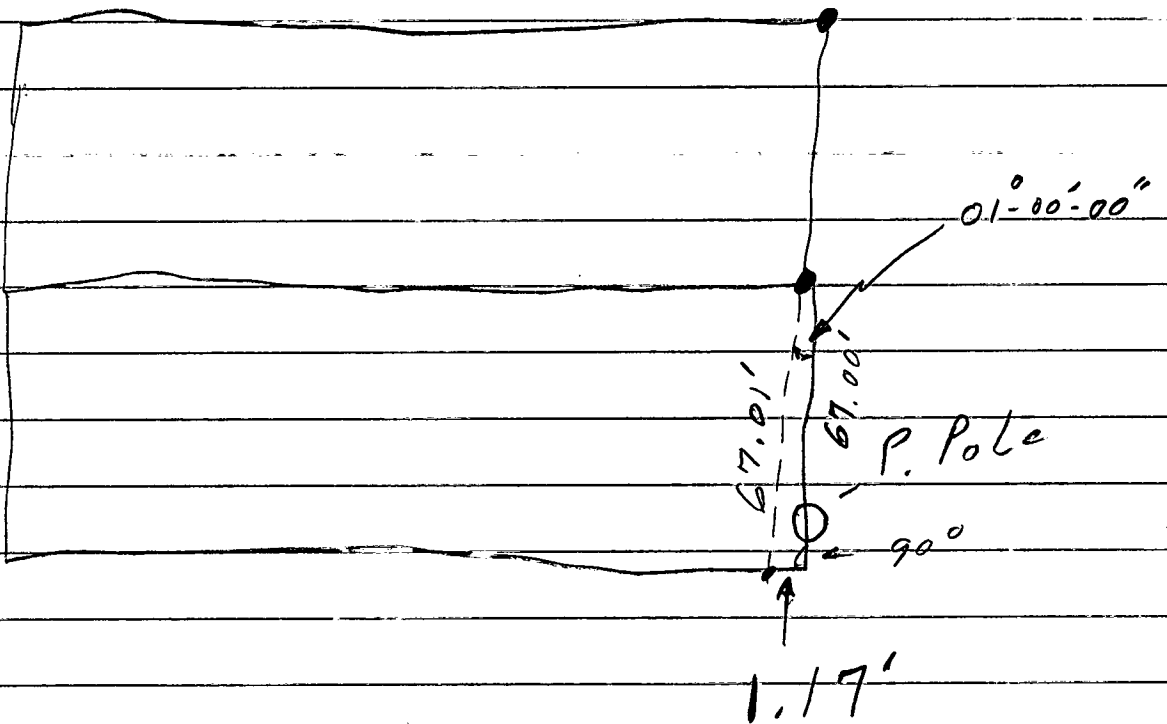
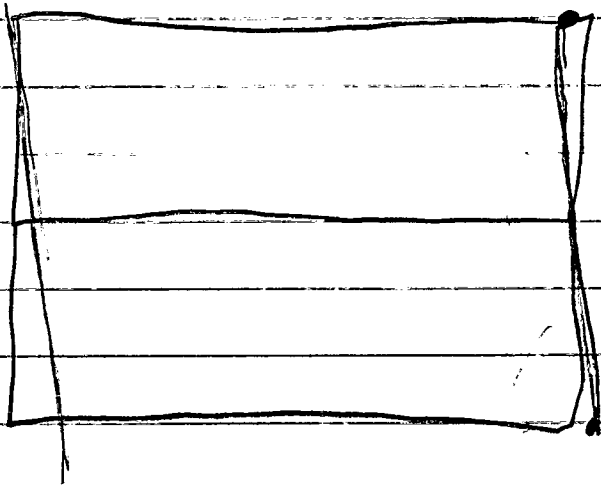


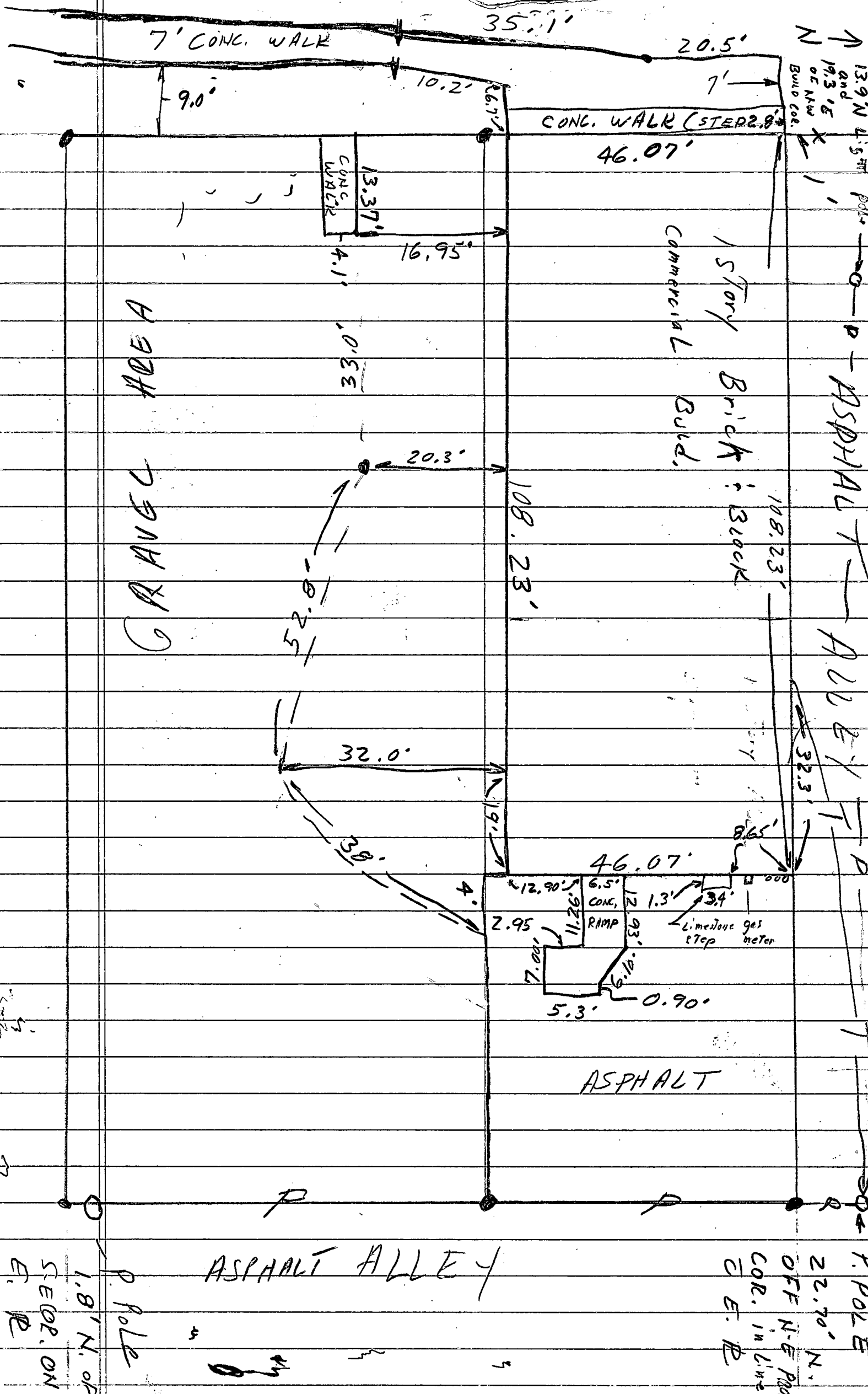
From Wissing

12-31-86

" shields

1-2-87





13.9' N 4.5' E Pole and 19.3' E of NW Bld. Cor.

7' CONC. WALK

35.1'

20.5'

7'

CONC. WALK (STEP 2.8')

46.07'

1 Story Brick Block Commercial Bld.

108.23'

ASPHALT

ALLEY

32.3'

108.23'

2.65'

46.07'

6.5' CONC. RAMP

12.93'

1.3'

3.4'

Limestone Gas Meter

7.00'

5.3'

6.10'

0.90'

ASPHALT

32.0'

19.1'

108.23'

20.3'

33.0'

4.1'

13.37'

CONC. WALK

16.95'

10.2'

9.0'

GRASSY AREA

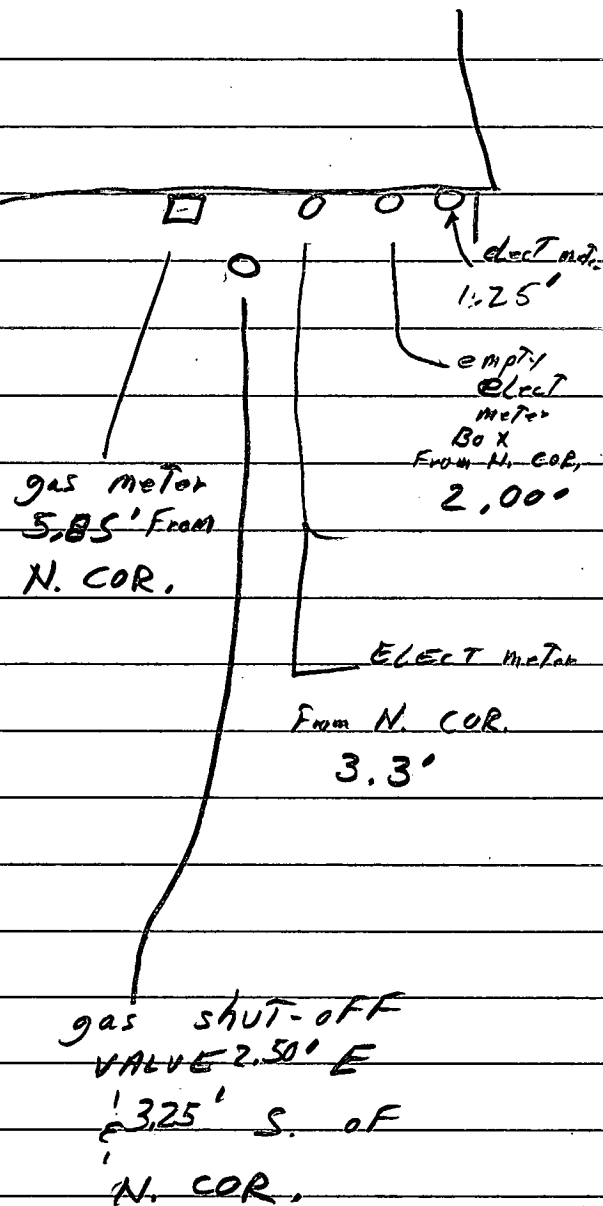
ASPHALT ALLEY

P. POLE 22.70' N. OFF N.E. PROP COR. in line C.E. R.

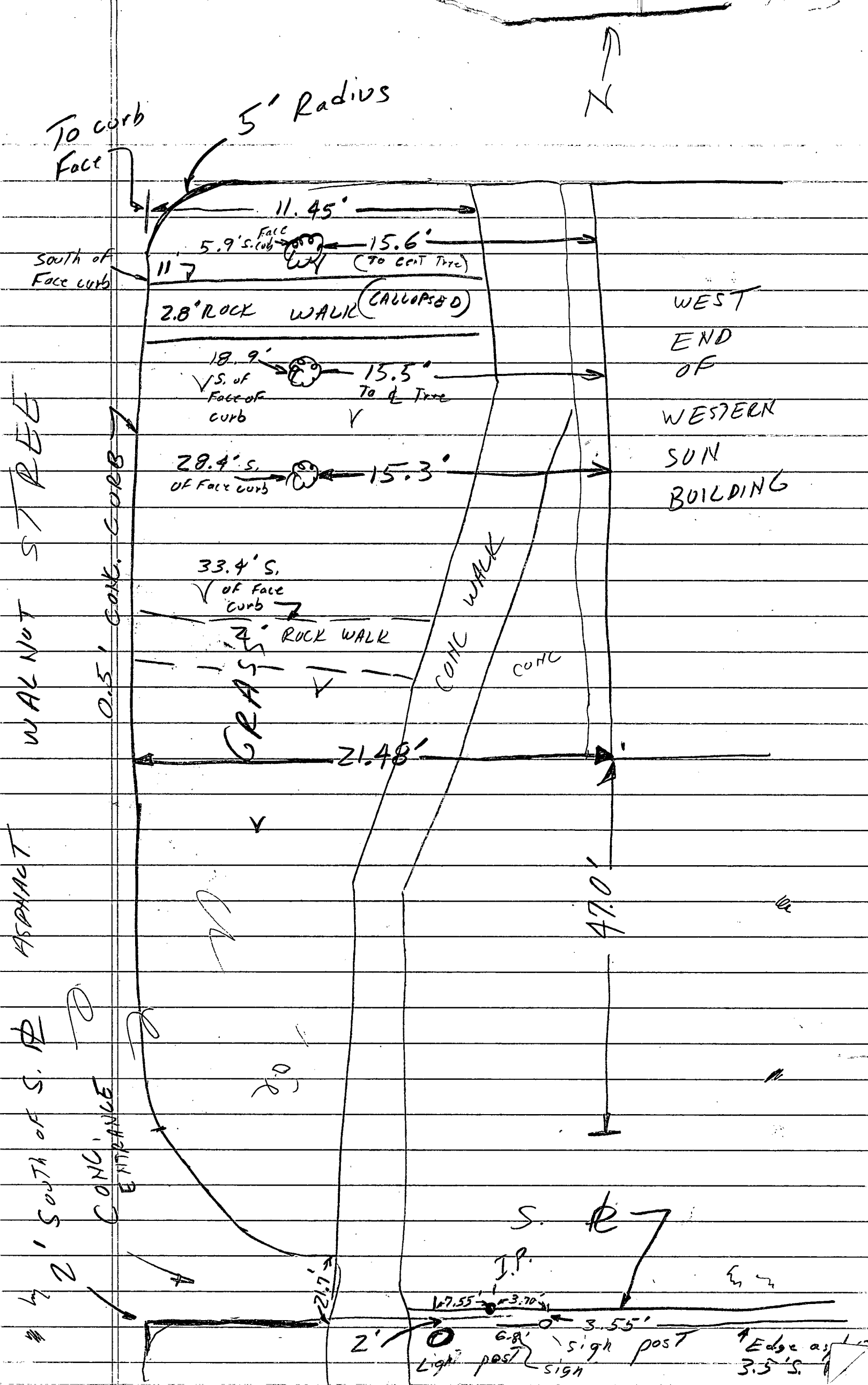
P. POLE

1.8' N. of SE COR. ON E. R.

# EAST END BUILDING







## LEGAL DESCRIPTION

A part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point on the West of said Lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West one Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.


ALSO, a part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit: Beginning at a point One Hundred Thirty-two (132) feet North of the Southwest corner of said Lot; running thence East One Hundred Thirty-two (132) feet; thence North Sixty-seven (67) feet; thence West One Hundred Thirty-two (132) feet; thence South along the West line of said Lot Sixty-seven (67) feet to the place of beginning.

Subject to the first installment of taxes for 1990 due and payable in May 1991, and all subsequent taxes.

### SURVEYOR'S NOTE:

1. The asphalt area as shown on the plat is a possible parking area, however the parking spaces are not marked. The number of parking spaces should be determined by the City of Bloomington Planning Department per existing codes.
2. The subject Property is not located in a Flood Hazard Area according to the Flood Hazard Boundary Maps.
3. According to the Legal Descriptions and the field survey to the best of our knowledge the subject Property Parcels are contiguous along the common boundaries.
4. The existing building as shown on the Plat is encroaching on the public right-of-way along the West side.

PLAT REVISED AS PER REQUEST ON DECEMBER 12th, 1990.

  
Edmund O. Farkas  
R.L.S. No. S0114

RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

R.L.S.9978 INDIANA

Participating Lender \_\_\_\_\_

Participating Lenders Address \_\_\_\_\_

Indiana Housing Finance Authority

Address \_\_\_\_\_

Dear Sir or Madam;

I am an Indiana Registered Land Surveyor and on NOV 21, 1986

I made a survey and a physical inspection of the real property at 425 S. WALNUT  
BUMGARDEN, IND. and shown on the accompanying survey entitled;

PART SEMINARY LOT 72, BUMGARDEN, IND.

I hereby certify to you, based upon my inspection, that there is no evidences of any easements, recorded or not recorded, other than as shown on the plat of survey which I have certified to you with respect to such property, and that there is no evidence of overlaps, encroachments, or boundary line disputes except as shown on such plat of survey.

This is to certify that the subject property (is) (is not) located in a special flood hazard area as established by the Department of Housing and Urban Development, Federal Insurance Administration as per FIA Flood Hazard Boundary Maps Nos. H 01, through H 08.

Yours Truly,

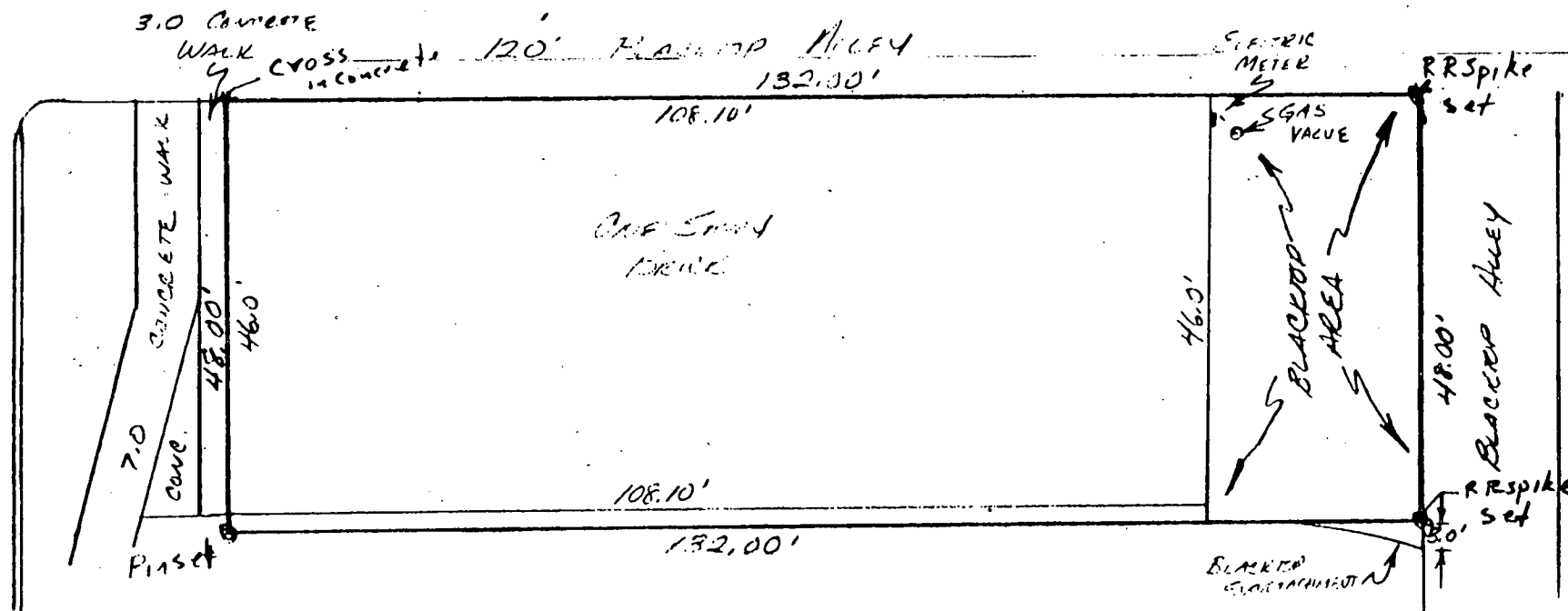
Raymond Graham

Raymond Graham  
R.L.S. 9978 Indiana  
R.P.E. 8409 Indiana



WALNUT STREET

(BLACKTOP)



425 S WALNUT STREET



# DESCRIPTION:

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 132.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

# CERTIFICATION:

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except for the blacktop encroachment at the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1"=20'

Raymond Graham  
RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND  
3215 N. Smith Pike  
Bloomington, Indiana



ADOPTED JULY 3, 1973 BY:  
ADOPTED JAN. 16, 1970 BY:  
ENDORSED OCT. 27, 1970 BY:

COMMONWEALTH LAND TITLE INSURANCE COMPANY  
INDIANA SOCIETY OF PROFESSIONAL LAND SURVEYORS  
INDIANA LAND TITLE ASSOCIATION

Policy No. \_\_\_\_\_  
(FOR TITLE CO. USE)

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐ Commonwealth Land Title Insurance Company  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) —  
Date of Survey —  
Job No. (If Any) —  
Client's Name —  
Brief Description —

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
Seal

Signed: \_\_\_\_\_

### NOTICE OF SALE

All interested parties are hereby notified that the Board of Commissioners has approved the disposal of the real estate at 425 South Walnut Street, Bloomington, Monroe County, Indiana, and more particularly described as follows:

A part of Seminary Lot Number Seventy-two (72) in the City of Bloomington, Indiana, bound as follows, to-wit:  
Beginning at a point One Hundred Thirty-two (132.00) feet North of the Southwest corner of said lot; running thence East One Hundred Thirty-two (132.00) feet; thence North Sixty-seven (67.00) feet; thence West One Hundred Thirty-two (132.00) feet; thence South along the West line of said lot Sixty-seven (67.00) feet to the place of beginning.

Also, a part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana bounded as follows, to-wit:  
Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

This property has an appraised value of One Hundred Ninety-five Thousand Dollars (\$195,000.00) but may be sold for less than the appraised value. The property may not be sold to a person who is ineligible under I.C. 36-1-11-16 (persons or agents who fail to redeem property sold at tax sale).

The Board of Commissioners have determined that closing of this transaction shall be no later than thirty (30) days after acceptance of any bid. The costs of preparation of the deed, affidavit, and title insurance shall be borne by the successful bidder. However, the Board of Commissioners reserves the right to reject all bids and reserves the right to hold an auction among the bidders after giving each bidder written notice of the time and place of the auction.

Bids will be received in the office of the Monroe County Auditor beginning on October 24, 1988, and the sale will continue from day to day until 9:00 a.m. on November 18, 1988, at which time the Commissioners will take final action on the bids. All bids will be open to public inspection and must be accompanied by a certified check or money order in the amount of five percent (5%) of the price bid. This amount will be credited to the successful bidder and checks of the unsuccessful bidders will be returned within ten (10) days of the awarding of the property to the successful bidder. If the successful bidder fails to complete the purchase transaction as specified herein, the five percent (5%) deposited by him will be forfeited to Monroe County.

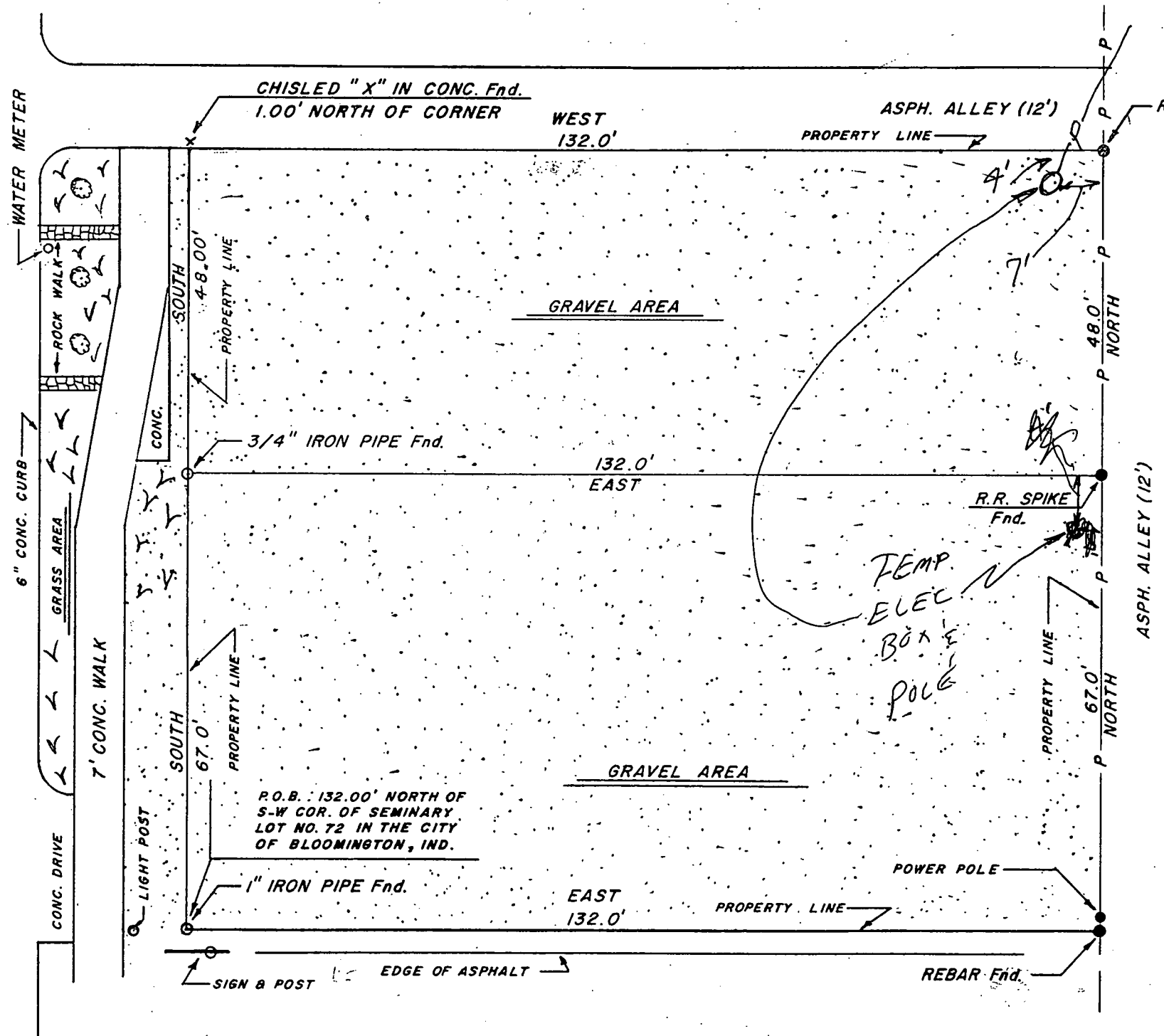
A bidder may raise his bid during the sale period but must do so in writing. The raise takes effect after the Board of Commissioners have given written notice of the raise to the other bidders.

Any prospective bidder who wishes to inspect the property should contact the Administrative Assistant to the Board of Commissioners at 333-3550 to arrange an appointment.

Rodney F. Brown  
Monroe County Auditor

[Please publish October 5 and October 12  
in the HT and Journal]

Q SOUTH WALNUT STREET



Part of Seminary Lot 72, Bloomington, Indiana

For legal description, please see attached deeds.

I certify that this survey was made in accordance with the Minimum Standard Detail Requirements for Indiana Land Title Surveys and which are by reference made a part of this certificate.

Dated this 18th day of May, 1990

Edmund O. Farkas  
Reg. Land Surveyor  
R.L.S. No. S0114

SURVEYOR'S NOTE: For other utility information please see the attached drawings provided by the City of Bloomington.



# Warranty Deed

THIS INDENTURE WITNESSETH, That DOUGLAS A. WISSING and KATHLEEN T. WISSING, husband and wife

of Monroe County, in the State of Indiana CONVEY AND WARRANT to  
MONROE COUNTY, INDIANA

of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe County in the State of Indiana, to-wit:

Part of Seminary Lot Seventy-two (72) in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at a point on the West line of said lot, and One Hundred Ninety-nine (199) feet North of the Southwest corner thereof; running thence East One Hundred Thirty-two (132) feet; thence North Forty-eight (48) feet; thence West One Hundred Thirty-two (132) feet; thence South Forty-eight (48) feet to the place of beginning.

Subject to the taxes due and payable in November, 1987, and all taxes subsequent thereto.

COPY

Also subject to the unpaid balance of that certain Mortgage executed by Grantors herein to Irwin Union Bank and Trust Company, Columbus, Indiana, dated September 15, 1983, calling for the original principal sum of \$84,600.00, and recorded September 21, 1983 in Mortgage REcord A355 at pages 1 through 3 in the office of the Recorder of Monroe County, Indiana.

In Witness Whereof, The said DOUGLAS A. WISSING and KATHLEEN T. WISSING, HUSBAND AND WIFE

have hereunto set their hands and seals this 31st day of December 1986  
Douglas A. Wissing (Seal) Kathleen T. Wissing (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_\_\_, personally appeared the within named

Douglas A. Wissing and Kathleen T. Wissing,  
husband and wife

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3/23/87

Residing in: Monroe Co., Ind.

Jan C. Sullivan

Notary Public

Prepared under direction of William B. Ream, Attorney, Bloomington, IN

STATE OF INDIANA, .....COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this .....  
day of ..... A. D., 19....., personally appeared the within named .....

.....Grantor.....in the above conveyance, and acknowledged  
the execution of the same to be .....voluntary act and deed, for the uses and purposes herein mentioned.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires ..... Notary Public.

STATE OF INDIANA, .....COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this .....  
day of ..... A. D., 19....., personally appeared the within named .....

.....Grantor.....in the above conveyance, and acknowledged  
the execution of the same to be .....voluntary act and deed, for the uses and purposes herein mentioned.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires ..... Notary Public.

COPY

Warranty Deed

FROM

TO

Received for record this .....

day of ..... 19.....

at ..... o'clock .....M., and

Recorded in Book No. .... page .....

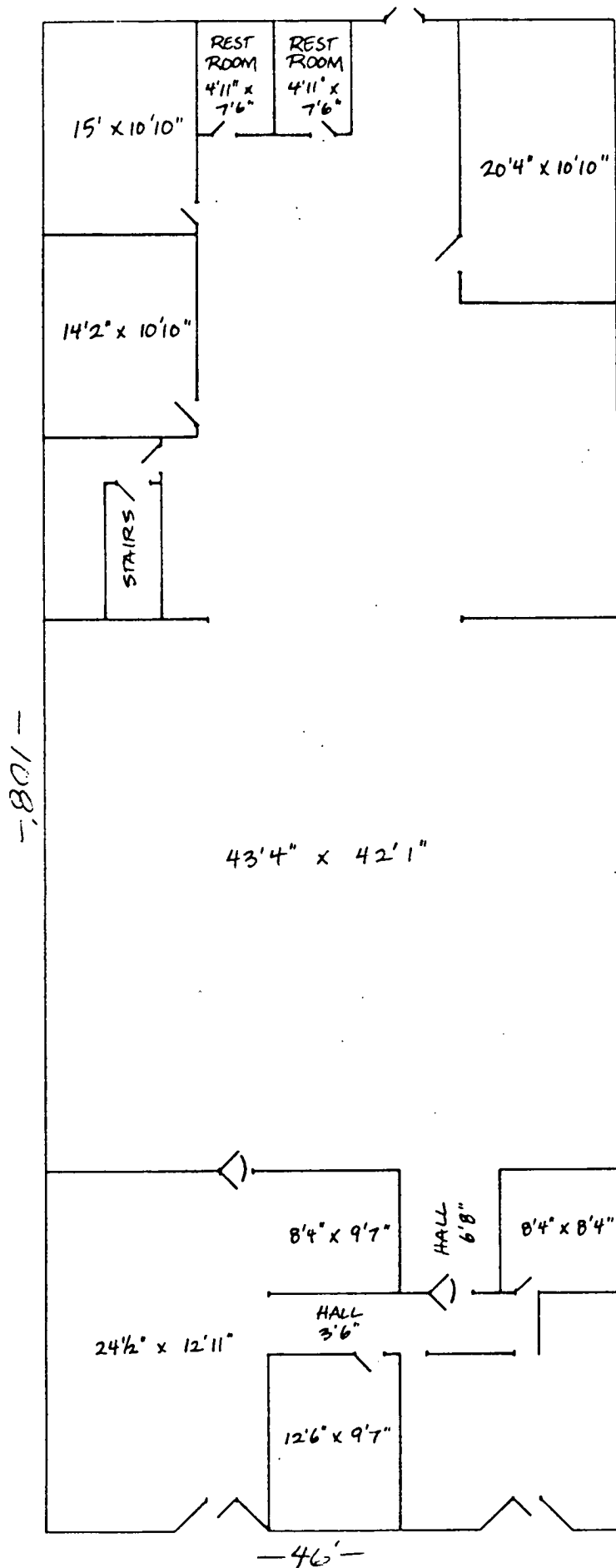
Recorder ..... County.

Truly entered for taxation this .....

day of ..... 19.....

Auditor's fee \$ .....

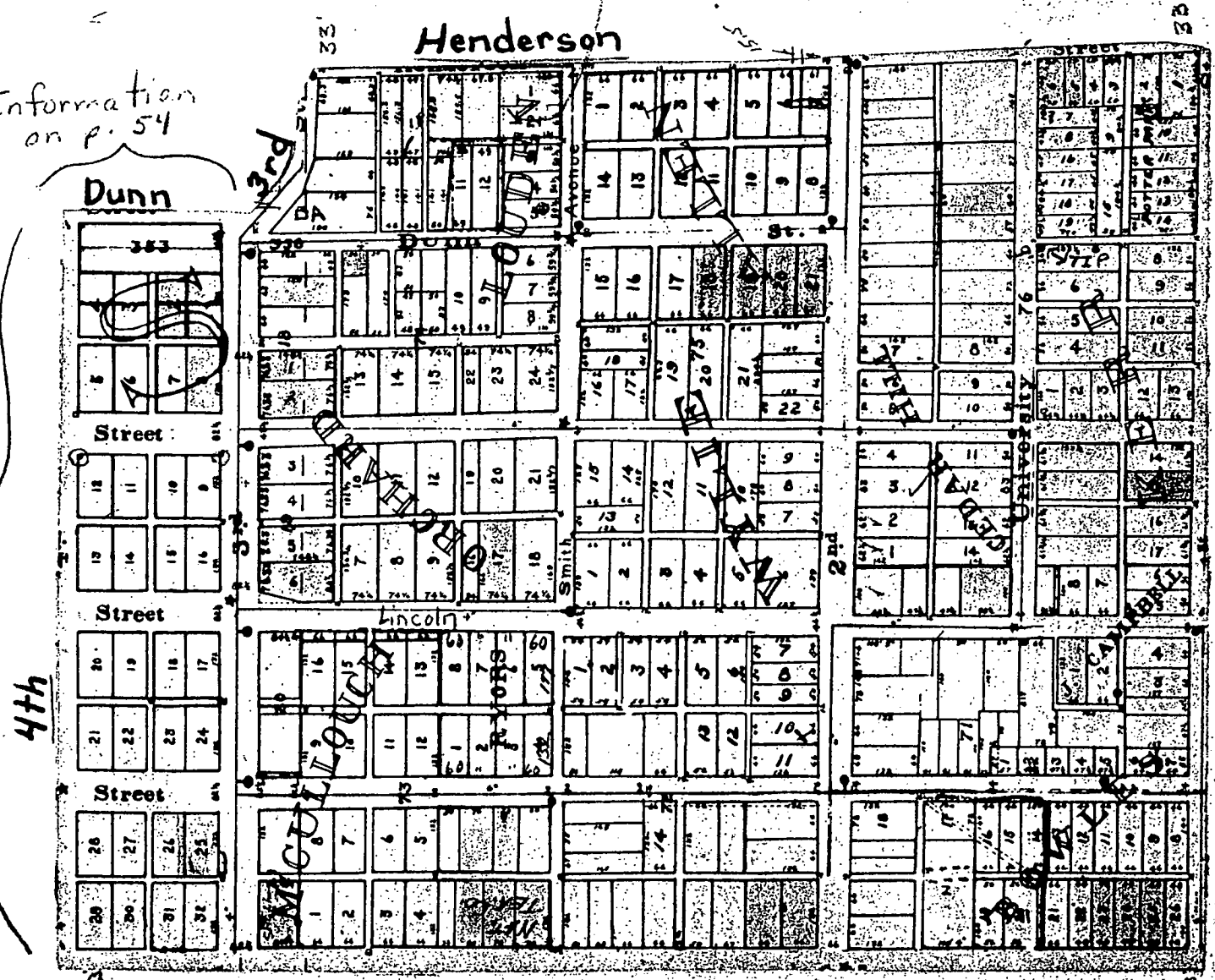
Auditor ..... County.



425 S. WALNUT ST.

1/8" SCALE

Information  
on p. 54



66'  
I.P. = iron pin

Grant  
St.  
1st Lincoln  
Washington

66'

Walnut

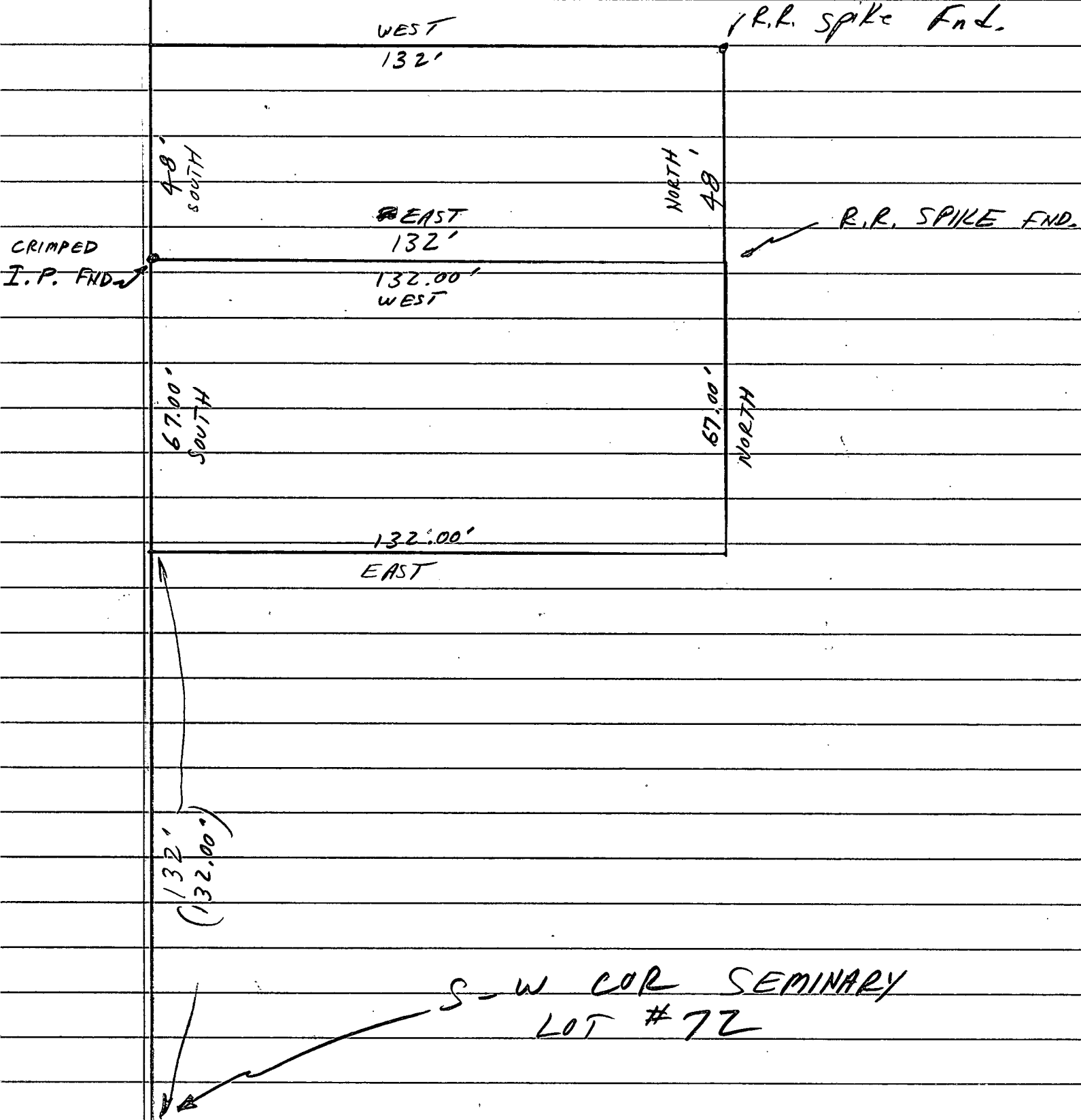
2ND + LINCOLN - S.W. COR.  
S.P.L. - 2ND ST. = 8 FT. SOUTH OF WALNUT

S.E. COR #1 - IS LOCATED 14' NORTH OF S.E. COR. of 1st + 4th



N  
1" = 30'

PT SEMINARY LOT #72



# MINIMUM STANDARD DETAIL REQUIREMENTS FOR INDIANA LAND TITLE SURVEYS

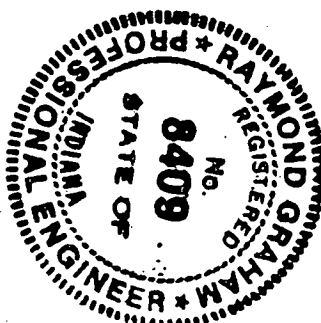
This certificate shall be executed by an Indiana Registered Land Surveyor and attached to and made a part of each Land Title Survey which is submitted for the purpose of inducing a Title Insurance Company to delete certain standard exceptions from Loan Policies (except single or double family residential tracts) or owners policies. The following survey instructions establish the basis on which the survey is to be performed and the certificate to be rendered.

1. Every parcel of land whose boundaries are surveyed by a licensed surveyor shall be made conformable with the record title boundaries of such land. When it is necessary or desirable to revise or modernize the record description, it should be certified on the plat of survey that the real estate in the revised or modernized description is the same as or lies entirely within the record description, or it should be noted that the record description is faulty or ambiguous and why.
2. Show all monuments, stakes or marks found or placed and note which were found and which were placed. Proof of establishment of all boundaries is of the utmost importance and it should be apparent, from an examination of the plat of survey, why the surveyor adopted the location delineated. This often requires a showing of actual measured distances and bearings around the entire block and any monuments found which indicate property lines. Where occupation alone is chosen as the best possible location, enough ties to buildings, walls, fences, surveyor's monuments, etc. and their actual or estimated age, must be shown to indicate the pattern of occupation within the block. Interior parcel lines must clearly indicate contiguity, gores, and/or overlaps.
3. When the surveyor has doubt as to the location on the ground of street or lot lines or monuments (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the legal descriptions or recorded plats), the surveyor shall clearly indicate the nature of the difficulty and give his professional opinion as to range and scope of differences possibly involved and the effect of same on the surveyed positions.
4. Show any physical evidence at or near a boundary that is or appears to be a line of possession or occupation. This will include buildings, fences, hedges, etc. Where there is no physical evidence of possession along the record line the survey shall note along that line "no physical evidence of line."
5. Show the location, dimensions and type of all buildings on the surveyed property. Show their location by the shortest dimension to the exterior boundaries and their relationship to any known setback lines.
6. As a result of having viewed the property with reasonable diligence, show any physical evidence of possible easements, such as roads, rights of way, railroads, drains, telephone, telegraph, or electric lines, water, sewer, oil or gas pipelines, driveways, billboards, etc., if they are on or run across the surveyed property and appear to serve the public or adjoining property owners. If there are any surface indications of underground easements, such as manholes, pipe line markers, sewer or drain outlets, etc., on (or near if pertinent) the surveyed property, show them.
7. In built-up areas with walls on the property line, show them, and indicate whether they are or appear to be independent or party walls. Show location and thickness of these walls, and if a building on the surveyed property appears to use a wall of adjoining premises, show this.
8. Show by dimension the extent of any apparent encroachments by buildings or other improvements appurtenant to the surveyed property or the adjoining property.
9. As a result of having viewed the property with reasonable diligence, show any cemeteries and burial grounds located within the surveyed tract (i.e., "family" cemeteries), either with the boundaries accurately located or with as much information as possible and a note that the boundaries are uncertain, if that is the case.

Form 3217

- Over -

at line of said  
t, thence North  
d property, and  
roperty, and that  
machinery  
other property  
9978 IND.  
ana



10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve; length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐  
☐

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Raymond Graham  
Date of Survey - Nov 21 1986  
Job No. (If Any) -  
Client's Name - DOUGLAS A. WISSING  
Brief Description - part Seminary Lot 72 Bloomington Ind

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 21 day of November, 1986



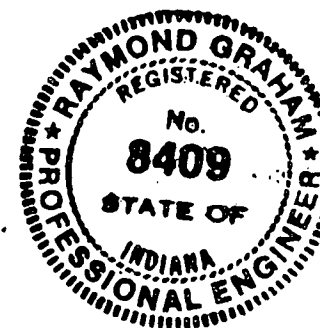
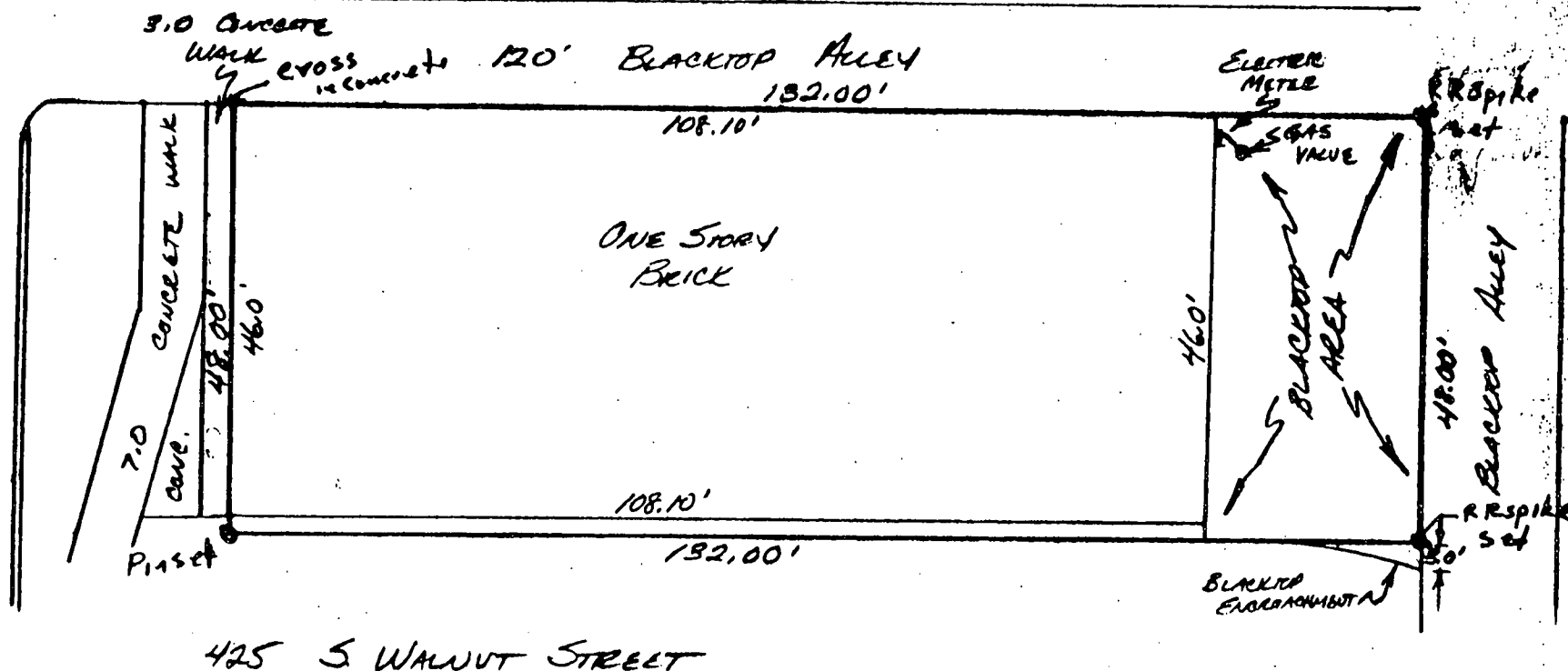
B-3217

Signed: Raymond Graham

Registered Surveyor No. LS 9978, PE 8409 Ind

WALNUT STREET

(Blacktop)



**DESCRIPTION:**

Part of Seminary Lot 72, bounded and described as follows: Beginning at a point on the West line of said lot, and 199.00 feet North of the Southwest corner thereof, running thence East 132.00 feet, thence North 48.00 feet, thence West 132.00 feet, thence South 48.00 feet to the place of beginning.

**CERTIFICATION:**

I hereby certify that the above plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, except the Blacktop Encroachment at the Southeast corner of above described property, nor are there any encroachments from any other property on said surveyed property.

SCALE  
1" = 20'

Raymond Graham  
RAYMOND GRAHAM  
R.P.E. 8409 L.S. 9978 IND.  
3215 N. Smith Pike  
Bloomington, Indiana  
November 21, 1966



# SURVEYOR LOCATION REPORT

Minimum Requirements  
Adopted January 29, 1981

Surveyor Location Reports are to be executed by an Indiana Registered Land Surveyor. **THEY ARE FOR USE ON ONE TO FOUR FAMILY RESIDENTIAL TRACTS**, not exceeding six acres in size. The instructions for this report are as follows:

The accuracy of location for this report shall be plus or minus one foot on tracts in platted subdivisions and plus or minus two feet on other tracts, unless otherwise specified and explained on the drawing.

## **CORNER MARKERS WILL NOT BE SET.**

The report shall show the record description, if any, and conform with it.

The drawing shall show the following:

1. Location, dimensions, and description of all buildings or other permanent structures. **SHOW THEIR LOCATION BY THE SHORTEST DIMENSION TO EXTERIOR BOUNDARIES, OR ADJACENT EASEMENT LINES.** No location data is shown relative to Flood Hazard Boundary Maps or solar easements.
2. The approximate location of any walls, fences, hedges, etc., that appear to mark lines of possession appurtenant to subject real estate that are farther from the title lines than the distance specified as the accuracy limitation herein or on the drawing. However, the existence or non-existence of any such visible lines of possession will in all cases be noted by a statement such as, "The rear yard has a (describe, for example, "fence") on the (give direction, for example, "north") or "There are no visible lines of possession."
3. The existence and extent of any encroachments, including any possible encroachments that may be indicated by location dimensions that are less than the stated limits of accuracy herein, on to the property or any easements shown on the property, or the abutting property by buildings or other permanent structures, including driveways (with driveway width shown), shall be specially noted.
4. Any evidence of possible common or joint use of driveways, but do not label driveways as "Common" or "Joint."
5. Any visible physical evidence of use which lies outside non-platted easements of record, (if copies of such record documents are provided for the surveyor) or platted easements.
6. Lakes, open ditches, streams or rivers, **BUT EXCLUDING TILE DRAINS**, on or abutting on the premises being inspected. Show locations by dimension only when the buildings or permanent structures are 75 feet or less from the top of the bank of ditches, streams or rivers which are possible legal drains.
7. Roads, streets, or alleys on or abutting the boundaries of the inspected property, with any known width, right-of-way lines, name, and location clearly indicated.
8. Any non-platted record easements or setback lines (if copies of such record documents are provided for the surveyor) or any platted easements and setback lines. **BUT EXCLUDING THOSE CREATED BY ZONING ORDINANCE.** Show the recording data for such items not created by plat.
9. The drawing scale; a north arrow; date of certification; surveyors signature, address, seal, job number, and company name; any names provided to the surveyor of: owner or buyers; mortgagee; title company and any associated reference numbers; and, property address.
10. Certification or recertification date within 30 days of submission.
11. Any exception to these requirements.
12. The minimum acceptable Surveyor's Certificate is shown on page one. The content and format of page one shall be as shown, but the type size and spacing may be altered to suit so long as the finished form is neat and clearly legible. The sheet size for the reports shall be no less than 8½ inches by 11 inches and no greater than 8½ inches by 14 inches. The surveyors name, address and phone number may be shown at the top or bottom margin if desired.

## SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 425 S. WALNUT, BLMGTON, IND.

PROPERTY DESCRIPTION: PART SEMINARY LOT 72, BLMGTON, IND.

### DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

REFERENCE NO.

REFERENCE NO.

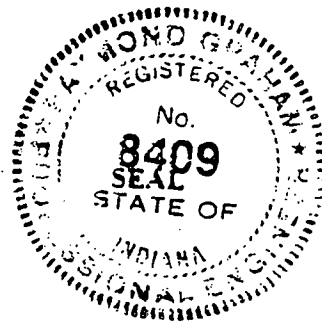
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE Nov 21, 1986

SURVEYORS SIGNATURE Raymond Gibson

SURVEYORS JOB NO.



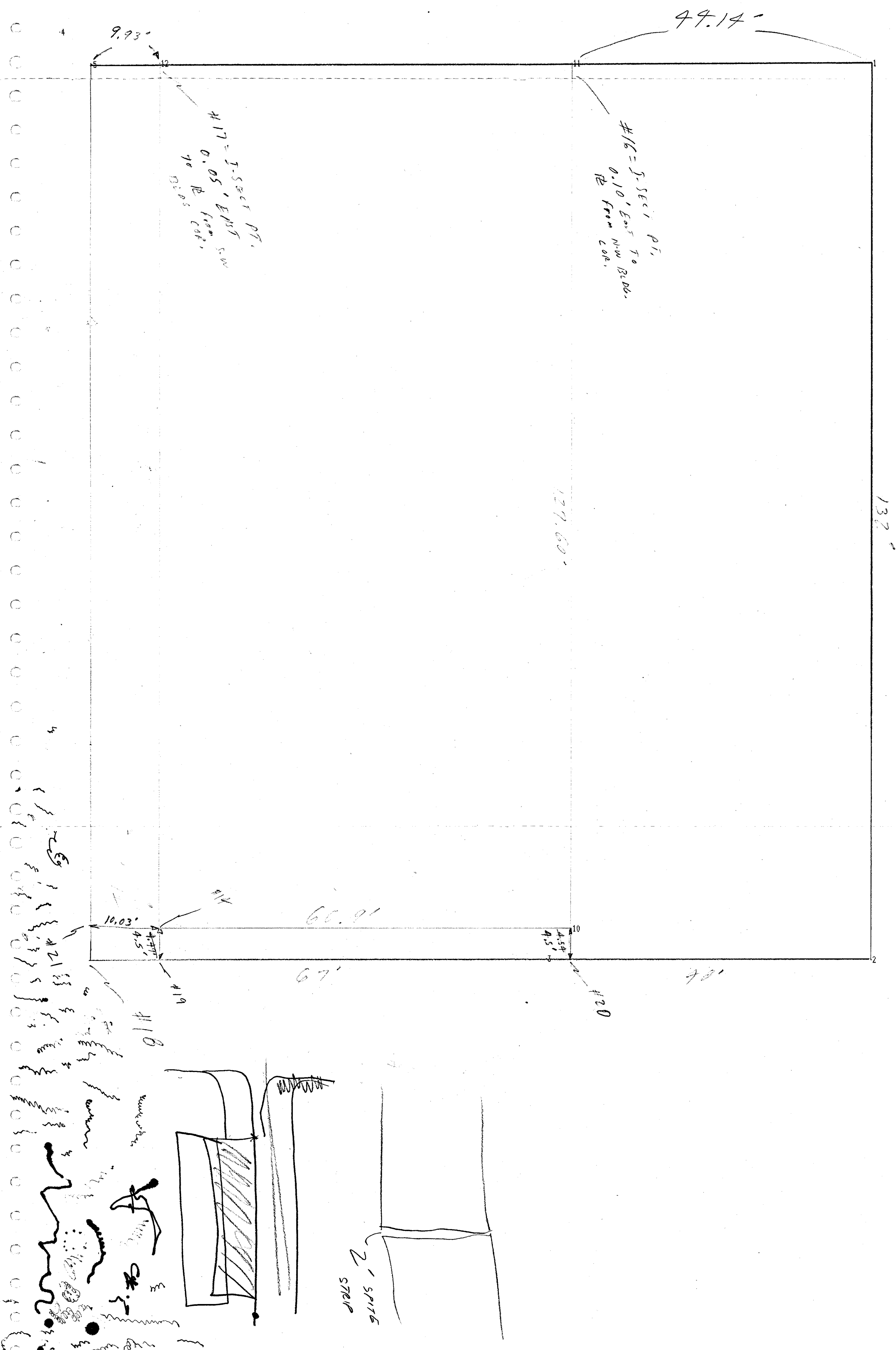
FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			955.8577	1000.0184	11
				NW COR BLDG	
11 INV	N 89 59 16 E	127.559	955.8851	1127.5773	10
				NE COR BLDG	
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
				NW COR BLDG	
11 INV	S 0 12 03 E	60.846	895.0121	1000.2317	12
				SW COR BLDG	
ANG	90 00 00 RT				
12 TRAV	N 89 47 57 E	127.560	895.4593	1127.7910	13
				SE COR BLDG	
13 INV	N 0 12 09 W	60.426	955.8851	1127.5773	10
				NE COR BLDG	
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
				NW COR BLDG	
11 INV	N 89 59 16 E	127.559	955.8851	1127.5773	10
				NE COR BLDG	
ANG	90 00 00 LT				
10 TRAV	S 0 00 44 E	60.850	895.0351	1127.5904	14
				SE COR BLDG	
14 INV	S 89 59 23 W	127.359	895.0121	1000.2317	12
				SW COR BLDG	
12 INV	N 89 47 57 E	127.560	895.4593	1127.7910	13
				SE COR BLDG	
13 INV	S 25 18 22 W	0.469	895.0351	1127.5904	14
				SE COR BLDG	
14 INV	N 0 00 44 W	60.850	955.8851	1127.5773	10
				NE COR BLDG	
10 INV	S 89 59 16 W	127.559	955.8577	1000.0184	11
				NW COR BLDG	
DST/DST INT(CW)					
			895.0121	1000.2317	12
				SW COR BLDG	
			955.8851	1127.5773	10
				NE COR BLDG	
DST1	N 38 54 49 E	127.560			
DST2	N 50 53 42 W	60.850			
			994.2658	1080.3582	15
DST/DST INT(CW)					
			955.8851	1127.5773	10
				NE COR BLDG	
			895.0121	1000.2317	12
				SW COR BLDG	
DST1	S 0 12 07 E	60.850			
DST2	N 89 59 22 E	127.560			
			895.0355	1127.7917	14
				SE COR BLDG	
BRG/BRG INT					
1*5					
11*10					
			1000.0000	1000.0000	1
				NW PROP COR	
			955.8577	1000.0184	11
				NW COR BLDG	
BRG1	S 0 09 16 E	44.142			
BRG2	N 89 59 16 E	0.100			
			955.8577	1000.1189	14
				I-SECT PT	
BRG/BRG INT					
1*5					
12*14					
			1000.0000	1000.0000	1
				NW PROP COR	
			895.0121	1000.2317	12
				SW COR BLDG	
BRG1	S 0 09 16 E	104.988			
BRG2	N 89 59 22 E	0.051			
			895.0121	1000.2828	17
				I-SECT PT	
11 INV	S 0 14 56 E	60.846	895.0121	1000.2828	17
				I-SECT PT	
17 INV	S 0 09 16 E	9.930	885.0824	1000.3095	5
				1" IP FND	
DST/DST INT(CW)					
			1000.0000	1132.0000	2
				RR SPIKE FND	
			885.0824	1000.3095	5
				1" IP FND	
DST1	S 0 09 15 E	115.000			
DST2	S 89 57 52 E	132.000			
			885.0004	1132.3095	18
				SE PROP COR	
BRG/BRG INT					
12*14					
2*18					
			895.0355	1127.7917	14
				SE COR BLDG	
			1000.0000	1132.0000	2
				RR SPIKE FND	
BRG1	N 89 59 22 E	4.491			
BRG2	S 0 09 15 E	104.964			
			895.0363	1132.2825	19
				I-SECT PT	
BRG/BRG INT					
11*10					
2*18					
			955.8851	1127.5773	10
				NE COR BLDG	
			1000.0000	1132.0000	2
				RR SPIKE FND	
BRG1	N 89 59 16 E	4.541			
BRG2	S 0 09 15 E	44.114			
			955.8861	1132.1187	20
				I-SECT PT	
BRG/BRG INT					
5*18					
10*14					
			885.0824	1000.3095	5
				1" IP FND	
			895.0355	1127.7917	14
				SE COR BLDG	
BRG1	S 89 57 52 E	127.518			
BRG2	S 0 12 07 E	10.032			
			885.0032	1127.8271	21
				I-SECT PT	
5 INV	N 0 09 16 W	114.918	1000.0000	1000.0000	1
				NW PROP COR	
1 INV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	

FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			3431.2768	8519.5441	221
221 INV	N 0 33 15 E	10559.446	13990.2292	8421.7042	188
188 INV	S 0 33 15 W	5279.716	8710.7598	8570.4352	189
189 INV	N 0 33 15 E	2639.860	11350.4943	8594.1497	190
				1/2 DIST	

WORK FILE: WEST SUN

FROM	ANGLE	DIST	NORTH	EAST	TO
***** START			1000.0000	1000.0000	1
1 TRAV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	
ANG	270 05 54 RT				
SLOPE	96 53 46 Z	48.175			
2 TRAV	S 0 05 54 W	47.826	952.1734	1131.9179	3
				RR SPIKE BENT	
3 INV	N 70 04 19 W	140.320	1000.0000	1000.0000	1
				NW PROP COR	
1 INV	S 90 00 00 E	132.000	1000.0000	1132.0000	2
				RR SPIKE FND	
ANG	275 43 30 RT				
SLOPE	91 09 06 Z	44.345			
2 SSTRAV	S 5 43 30 W	44.336	955.8851	1127.5773	10
				NE COR BLDG	
2 INV	N 0 00 00 E	0.000	1000.0000	1132.0000	2
				RR SPIKE FND	
2 INV	N 90 00 00 W	132.000	1000.0000	1000.0000	1
				NW PROP COR	
ANG	89 58 34 RT				
SLOPE	92 12 19 Z	44.175			
1 SSTRAV	S 0 01 26 E	44.142	955.8577	1000.0184	11
				NW COR BLDG	
ANG	92 06 10 RT				
SLOPE	91 00 42 Z	119.610			
1 TRAV	S 2 06 10 W	119.591	880.4892	995.4119	4
				PK IN GRND	
ANG	43 32 27 RT				
4 SSTRAV	N 45 38 37 E	6.570	885.0824	1000.3095	5
				1" IP FND	
ANG	15 32 36 RT				
4 SSTRAV	N 17 38 46 E	15.240	895.0121	1000.2317	12
				SW COR BLDG	

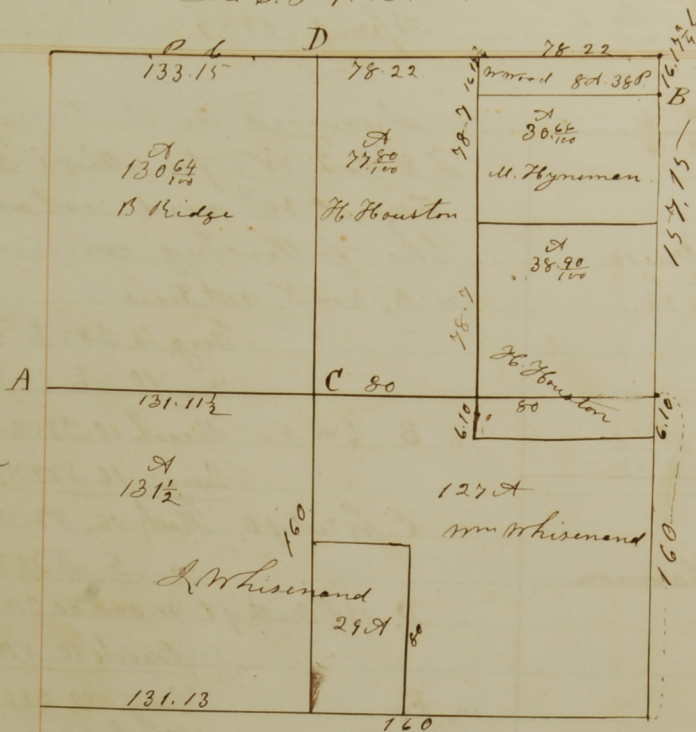
WIDTH 13 INCHES  
LENGTH 28 INCHES  
CHAR 4  
COORDINATES IN FEET  
SCALE 1"= 10  
1: 120  
ROTATION 90  
AT POINT 5  
RIGHT .5  
DOWN 2





Sec 6. T 9. R 1 W.

Aug 23 &amp; 24. 1860.



Surveyed in Sec. 6  
T. 9. R. 1 W. and estab-  
lished the following  
corners

Cor C cont. West Tree  
Sth 18. N 31 W 68.6  
Nat. 18. N 22 W 77.

A. N. 14. N 77 E. 10.  
P. 14. S 12 W. 57.

D. N. 14. B. Nat. 6. N 11 E 3 3/4.  
Sth 14. S 5 W 57 1/2.

B. N. 12 1/2. S. of N. E. cor of Sec.  
Mulberry 12. S 56 E 19.

Hick 8. N 33 W 14 1/2.

The length of the lines and owners of  
the land are put down in the foregoing Plat.

Wm Woods, ch. he  
Levi Bridge sworn

J. S. Buskirk M. C. S.  
Jas Woodburn Deft

Dec. 1860.

Surveyed for Thos Carter Gen. Lot No. 70.  
(S. E. of the College Campus) in the West half of  
Sec. 4. T. 8. R. 1 W. and planted a stone at each of the corners.

J. S. Buskirk M. C. S.  
Jas Woodburn Deft

February the 12<sup>th</sup> 1861

Established the North 1/2 mile West stake of Section.  
5. T. 9. R. 2. W 160 poles & 20 links West from the  
the N. E. corner of Said Section for J. S. Johnson  
Witness Beach 20 inches in diam S 48° E 90 links dist  
Do 20 N 41° E 43

Chas Barss { J. W. Chambers } sworn & fees paid  
Joseph Payne }  
J. S. Buskirk M. C. Surveyor



*Nelson L. Prall*  
NELSON L. PRALL  
REGISTERED  
8-14-76  
No. 10234  
STATE OF  
INDIANA  
LAND SURVEYOR

QUIT CLAIM: .0034 Acres  
HOOKER TO KUZNETS &  
KROMER (SHOWN IN PURPLE)

QUIT CLAIM .0023 Acres  
KUZNETS & KROMER TO  
HOOKER (SHOWN IN GREEN)

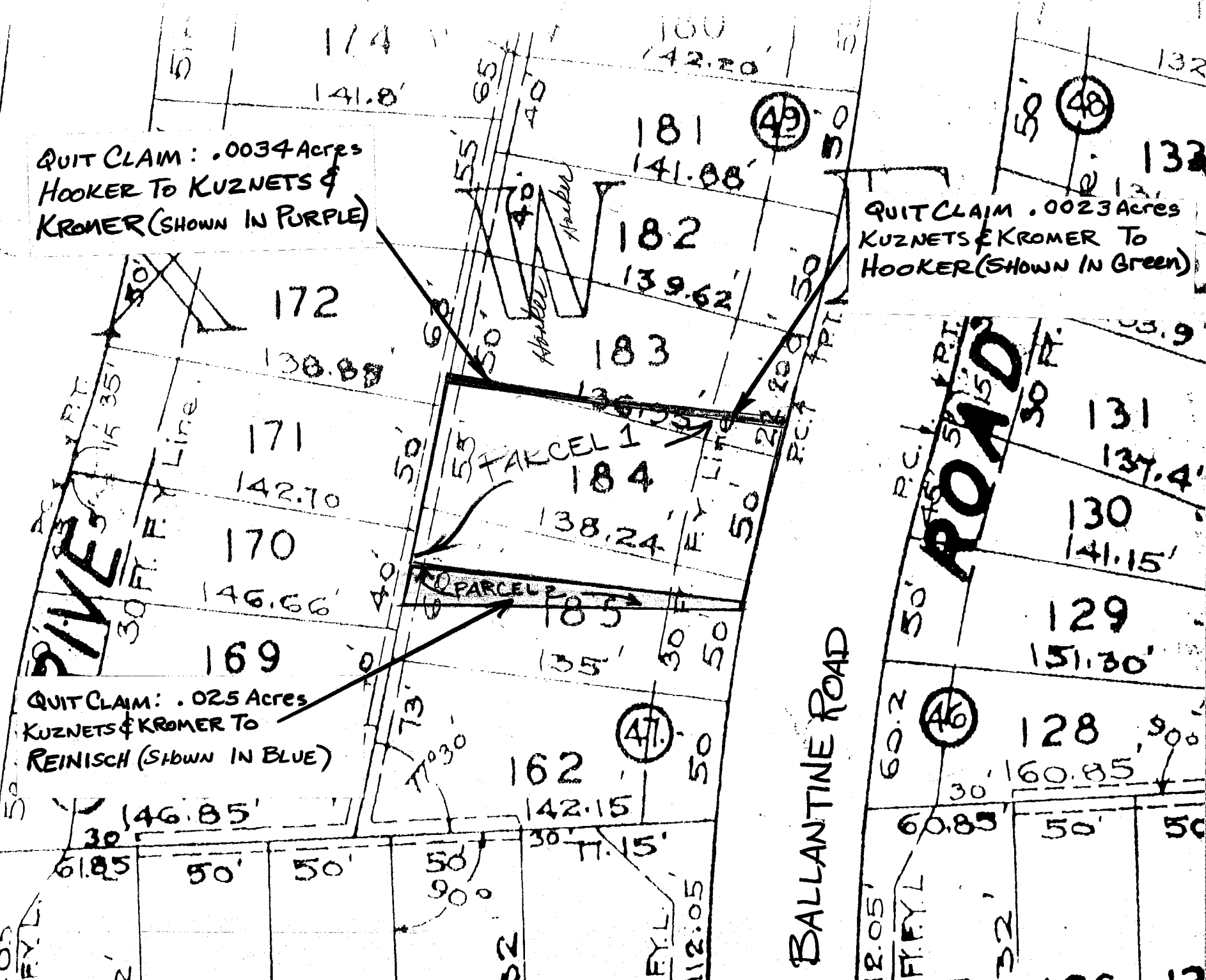
QUIT CLAIM: .025 Acres  
KUZNETS & KROMER TO  
REINISCH (SHOWN IN BLUE)

NORTH

DIVE

ROAD

BALLANTINE ROAD



EXECUTOR'S DEED

WILLARD M. AVERY, Executor of the Last Will and Testament of Mary R. Spanuth, deceased, as such Executor, by order of the Monroe Circuit Court, of Monroe County, in the State of Indiana, entered in Cause Number 53 C01 8608 ES0029, CONVEY to PAUL W. KUZNETS and GRETCHEN KROMER, husband and wife, of Monroe County, State of Indiana for the sum of Sixty Thousand Dollars (\$60,000.00), the following REAL ESTATE in Monroe County, in the State of Indiana, to-wit:

PARCEL 1:

Part of Lots Numbered 185, 184 and 183 in Maxwell Manors, a subdivision of Seminary Lots 111, 112, 113 and 114, situated in the Southeast quarter of Section 4, and of Seminary Lot 133 in the Southwest quarter of Section 3, all in Township 8 North, Range 1 West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Book 3, page 70, in the Office of the Recorder of Monroe County, Indiana, being more particularly described as follows: BEGINNING 4 feet south of the southwest corner of said Lot 183 and on the west line of said Lot 184; thence southwesterly along said line 75.65 feet to a rebar set on the west line of Lot 185; thence southeasterly 133.92 feet to a rebar set on the west right-of-way of Ballantine Road; thence northeasterly along said right-of-way 79.29 feet to a point on the east line of Lot 183; thence northwesterly 137 feet to the point of beginning.

PARCEL 2:

Part of Lot Number One Hundred Eighty-five (185) in Maxwell Manors, a sub-division of Seminary Lot One Hundred Eleven (111), One Hundred Twelve (112), One Hundred Thirteen (113), and One Hundred Fourteen (114), situated in the Southeast quarter of Section Four (4), and of Seminary Lot One Hundred Thirty-three (133) in the Southwest quarter of Section Three (3), all in Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Book No. 3, page 70, in the Office of the Recorder of Monroe County, Indiana, bounded and described as follows, to-wit: COMMENCING at the Northwest corner of said Lot 185; thence in a southwesterly direction along the west line of said Lot 185 a distance of 24.65 feet and to the point of beginning; thence continuing in a southwesterly direction 16.35 feet to an iron pipe found; thence in a southeasterly direction 135.42 feet to an iron pipe found, said point being on the west right-of-way of Ballantine Road, said point also being on a nontangent curve the radius point of which bears SOUTH 78 degrees 10 minutes 39 seconds EAST 929.00 feet; thence northeasterly along said curve 3.71 feet; thence northwesterly 133.92 feet and to the point of beginning.

EXAMINED AND APPROVED IN OPEN COUNTY  
THIS 18 DAY OF November, 1986

James M. Dixon  
Judge Monroe Circuit Court

IN WITNESS WHEREOF, the said Willard M. Avery, Executor as aforesaid has hereunto set his hand and seal this 17th day of November, 1986.

Willard M. Avery  
Willard M. Avery

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF HENRY )

Before me a Notary Public in and for said County and State, this 17th day of November, 1986, personally appeared Willard M. Avery, Executor of the Last Will and Testament of Mary R. Spanuth, deceased and Willard M. Avery as such Executor acknowledged the execution of the annexed Deed.

WITNESS my hand and Notary Seal.

Tamara A. Stevens  
Signature

My Commission Expires:

October 26, 1990

Tamara A. Stevens  
Printed  
Notary Public Residing in Rush  
Indiana



# QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, That JOHN H. HOOKER and JEANNE A. HOOKER,  
husband and wife

of Monroe County, in the State of Indiana

Release and Quit-Claim to PAUL W. KUZNETS and GRETCHEN KROMER,  
husband and wife

of Monroe County, in the State of Indiana, for and in consideration

of One Dollar (\$1.00) and other valuable consideration not herein expressed,

the receipt whereof is hereby acknowledged, the following described Real Estate in

Monroe County in the State of Indiana, to-wit:

Part of Lots Numbered 185, 184 and 183 in Maxwell Manors, a subdivision of Seminary Lots 111, 112, 113 and 114, situated in the Southeast quarter of Section 4, and of Seminary Lot 133 in the Southwest quarter of Section 3, all in Township 8 North, Range 1 West, in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Book 3, page 70, in the Office of the Recorder of Monroe County, Indiana, being more particularly described as follows: BEGINNING at a point 4 feet south of the southwest corner of said Lot 183 and on the west line of said Lot 184; thence southwesterly along said line 75.65 feet to a rebar set on the west line of Lot 185; thence southeasterly 133.92 feet to a rebar set on the west right-of-way of Ballantine Road; thence northeasterly along said right-of-way 79.29 feet to a point on the east line of Lot 183; thence northwesterly 137 feet to the point of beginning. ALSO, BEGINNING at a point 0.76 feet south of the southwest corner of said Lot 183 and on the west line of said Lot 184, said point being marked by a 5/8 inch rebar; thence southwesterly along said line 3.24 feet; thence southeasterly 61.31 feet; thence northwesterly 61.10 feet to the point of beginning, containing in said tract 0.0023 acres, more or less. EXCEPTING THEREFROM, the following described tract: BEGINNING at a point 11.97 feet north of the southeasterly corner of Lot 183 and on the east line of said Lot 183, said point being a 5/8 inch rebar; thence northeasterly along said line 4.03 feet; thence northwesterly 75.69 feet; thence southeasterly 75.09 feet to the point of beginning, containing in said exception 0.0034 acres, more or less.

In Witness Whereof, The said JOHN H. HOOKER and JEANNE A. HOOKER,  
husband and wife

Have hereunto set their hands and seals, this \_\_\_\_\_ day of \_\_\_\_\_ 19 87

..... (Seal) ..... (Seal)  
JOHN H. HOOKER JEANNE A. HOOKER

..... (Seal) ..... (Seal)

..... (Seal) ..... (Seal)

STATE OF INDIANA, MONROE County, ss:

Before me, the undersigned, a Notary Public in and for said County, this

day of \_\_\_\_\_ 19 87, came

JOHN H. HOOKER and JEANNE A. HOOKER, husband and wife

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires .....

..... Notary Public  
Residing in Monroe County, Indiana

# QUIT-CLAIM DEED

5

**This Indenture Witnesseth,** That Paul W. Kuznets and  
Gretchen Kromer, husband and wife,

of Monroe County, in the State of Indiana

COPY

Release and Quit-Claim to June M. Reinisch, an adult,

of Monroe County, in the State of Indiana, for and in consideration  
of One ----- Dollars,

and other valuable consideration, the receipt whereof is hereby acknowledged,

the following described Real Estate in Monroe County

in the State of Indiana, to-wit:

Part of Lot Number One Hundred Eighty-five (185) in Maxwell  
Manors, a sub-division of Seminary Lot One Hundred Eleven (111),  
One Hundred Twelve (112), One Hundred Thirteen (113), and One  
Hundred Fourteen (114), situated in the southeast quarter of  
Section Four (4), and of Seminary Lot One Hundred Thirty-three  
(133) in the Southwest quarter of Section Three (3), all in  
Township Eight (8) North, Range One (1) West, in Monroe County,  
Indiana, as shown by the plat thereof recorded in Plat Book No.  
3, page 70, in the Office of the Recorder of Monroe County,  
Indiana, being more particularly described as follows:

Commencing at the northwest corner of said Lot 185; thence in a  
southwesterly direction along the west line of said Lot 185 a  
distance of 24.65 feet and to the point of beginning; thence  
continuing in a southwesterly direction 16.35 feet to an iron  
pipe found; thence in a southeasterly direction 135.42 feet to  
an iron pipe found, said point being on the west right-of-way of  
Ballantine Road, said point also being on a nontangent curve the  
radius point of which bears South 78 degrees 10 minutes 39  
seconds East 929.00 feet; thence northeasterly along said curve  
3.71 feet; thence northwesterly 133.92 feet and to the point of  
beginning, containing 0.025 acres, more or less.

*In Witness Whereof.* The said Paul W. Kuznets and Gretchen Kromer,  
husband and wife,

have hereunto set their hands and seals, this \_\_\_\_\_ day of November, 1986.

\_\_\_\_\_(Seal)\_\_\_\_\_(Seal)  
PAUL W. KUZNETS GRETCHEN KROMER

\_\_\_\_\_(Seal)\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)\_\_\_\_\_(Seal)

STATE OF INDIANA, MONROE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this

\_\_\_\_\_ day of November, 1986, came

Paul W. Kuznets and Gretchen Kromer, husband and wife,

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires.....Notary Public

*This instrument prepared by:*

IRA B. ZINMAN, Attorney at Law, 403 E. Third, Bloomington, Indiana.

3/6

LEE UTT  
Registered Land Surveyor No. S0089, Indiana  
Phone 332-6366  
1604 S. Henderson Street  
Bloomington, Indiana 47401

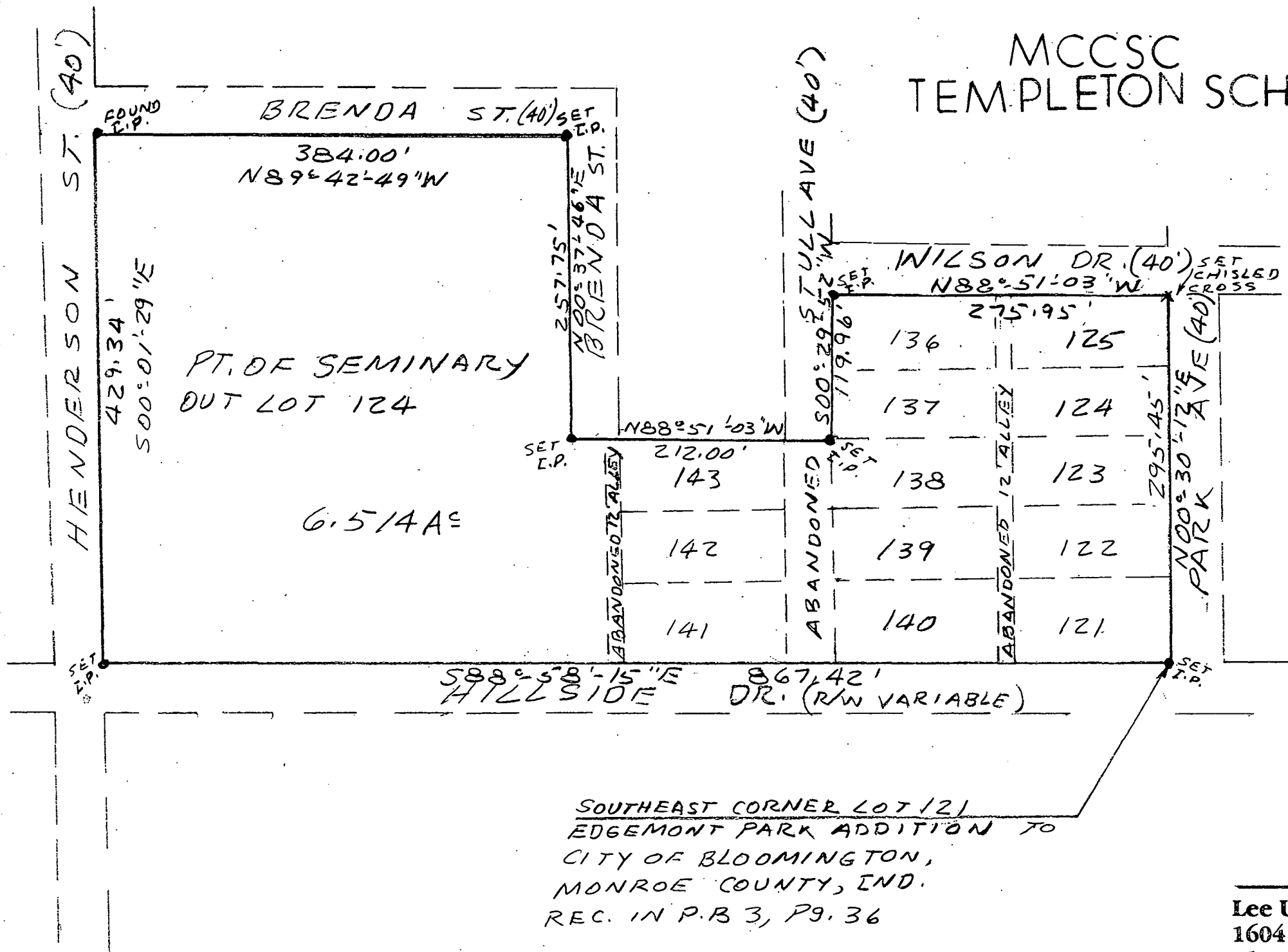
T8N R -1W Sec 4 SW 4

Legal description

MCCSC-Templeton School

Lots 121, 122, 123, 124, 125, 136, 137, 138, 139, 140, 141, 142, 143, along with portions of abandoned streets and alleys in Edgemont Park Addition, ALSO a part of Seminary Out Lot 124 in the City of Bloomington, Indiana, all being bounded and described as follows: Beginning at a set 1/2 inch iron pin at the Southeast corner of Lot 121 in said Edgemont Park Addition; thence with the west line of Park Avenue and running North 00 degrees 30 minutes 12 seconds East for 295.45 feet and to a chiseled cross on the top face of a concrete curb at the Northeast corner of Lot 125 in said Edgemont Park Addition; thence with the south line of Wilson Drive and running North 88 degrees 51 minutes 03 seconds West for 275.95 feet and to a set 1/2 inch iron pin at the Northwest corner of Lot 136 in Edgemont Park; thence with the east line of Stull Avenue and running South 00 degrees 29 minutes 52 seconds West for 119.96 feet and to a set 1/2 inch iron pin at the Southwest corner of Lot 137 in Edgemont Park; thence crossing Stull Street and along the line between Lot 143 and 144 in Edgemont Park and running North 88 degrees 51 minutes 03 seconds West for 212.00 feet and to a set 1/2 inch iron pin; thence with the west line of Brenda Street and running North 00 degrees 37 minutes 46 seconds East for 257.75 feet and to a set 1/2 inch iron pin; thence with the south line of Brenda Street and running North 89 degrees 42 minutes 49 seconds West for 384.00 feet and to a found iron pipe; thence with the east line of Henderson Street and running South 00 degrees 01 minutes 29 second East for 429.34 feet and to a set 1/2 inch iron pin; thence with the north line of Hillside Drive and running South 88 degrees 58 minutes 15 seconds East for 867.42 feet and to the point of beginning. Containing 6.514 acres, more or less.

# MCCSC TEMPLETON SCHOOL



SCALE 1"=100'

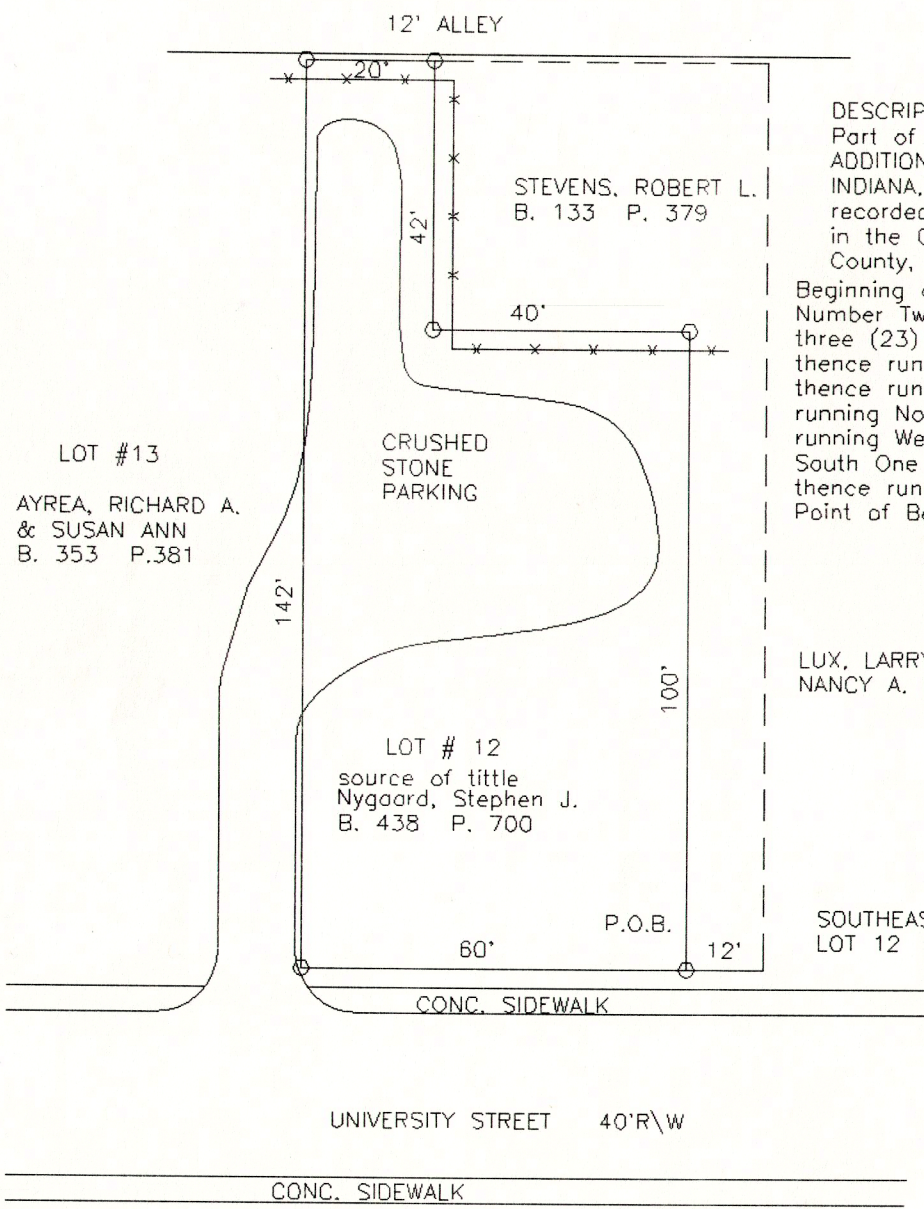
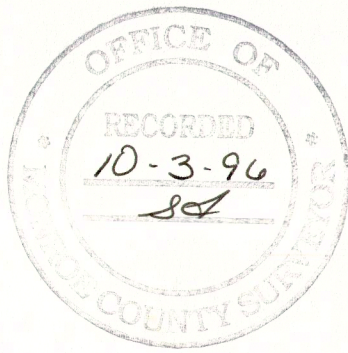
SOUTHEAST CORNER LOT 121  
EDGEMONT PARK ADDITION TO  
CITY OF BLOOMINGTON,  
MONROE COUNTY, IND.  
REC. IN P.B 3, P. 9, 36

Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401  
APRIL 1, 1991

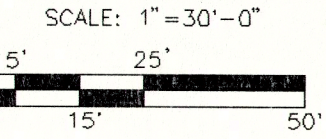


Nygaard, Stephen J.  
321 EAST UNIVERSITY STREET  
CEDAR HILL ADDN.

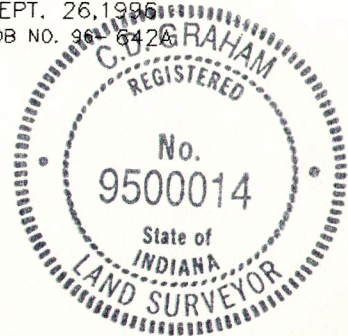
LOT # 3  
LEWIS, GEORGE N. SYDELL



DESCRIPTIPON:  
Part of LOT TWELVE (12) in CEDAR HILL  
ADDITION to the CITY OF BLOOMINGTON,  
INDIANA, as shown by the plat thereof  
recorded in Plat Cabinet B, Envelope 11-12,  
in the Office of the Recorder of Monroe  
County, Indiana. Described as follows to wit:  
Beginning at the Southeast corner of said Lot  
Number Twelve (12); thence running Twenty-  
three (23) feet West to the place of beginning;  
thence running North One Hundred (100) feet;  
thence running West Forty (40) feet; thence  
running North Forty-two (42) feet; thence  
running West Twenty (20) feet; thence running  
South One Hundred Forty-Two (142) feet;  
thence running East Sixty (60) feet; to the  
Point of Beginning.



KEY  
O DENOTES IRON  
PIN SET  
*C.D. Graham*  
C.D. GRAHAM  
IN. LS. 9500014  
615 W. KIRKWOOD  
BLOOMINGTON, IN. 47404-5162  
SEPT. 26, 1996  
JOB NO. 960126



SURVEYOR REPORT (per 865 1 ac 12)  
A. Reference Monuments  
1. Stone wall and Wire fence on East line of Cedar Hill Addition  
2. Wire Fence + 1.0 West of West line of Addition  
3. Stone wall on Both East and West side of alley East of Grant Street  
4. Centerlines of pavements of both University and Second Streets fall in center of  
Platted Right of Way  
B. Deed Descriptions  
1. No Conflicts Found (as noted)  
C. Occupation  
1. Driveway runs through both lots Twelve (12) and Thirteen (13) as shown on Plat  
2. Wooden fence + two (2) feet from property line as shown  
D. Theoretical Uncertainty  
1. Uncertainty due to taping < 0.10'  
2. Class of Survey + Class A as found in 865 1 ac. 12  
Certification  
I certify that this survey was performed wholly under the direction of myself, A  
Land Surveyor Registered in the State of Indiana, and to the best of my knowledge and  
belief was executed according to 865 1AC. 12.



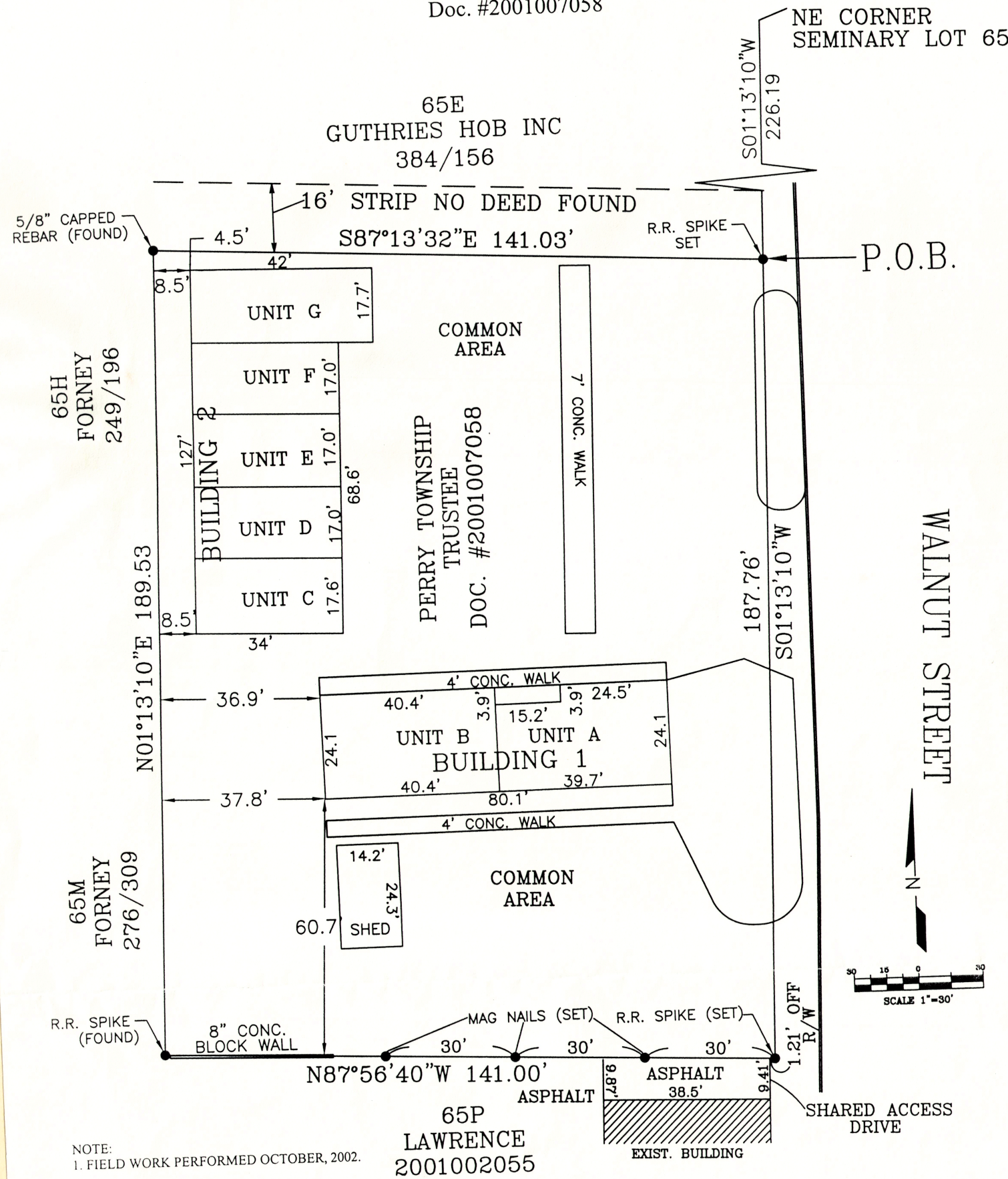
Pat Haley  
Monroe County Recorder IN  
IN 2003016950 SURVEY  
06/19/2003 14:36:13 2 PGS  
Filing Fee: \$11.00

Legal Survey  
Record Book 4  
Page 23

**Bledsoe Tapp & Riggert, Inc.**  
*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.

LEGAL SURVEY  
A PART OF SEMINARY LOT 65, IN THE CITY OF BLOOMINGTON  
W1\2, SW1\4,, SEC. 4, T8N, R1W, MONROE COUNTY, INDIANA  
JOB No. 3274/4047  
Client Name: Guy R. Loftman  
Owner of Record: Perry Township Trustee of Monroe County  
Doc. #2001007058



NOTE:  
1. FIELD WORK PERFORMED OCTOBER, 2002.  
2. ALL 5/8" REBAR SET HAVE YELLOW CAP  
STAMPED "BLEDSOE TAPP PC 50920004" AND  
ARE 0.30' ABOVE GROUND UNLESS NOTED.  
3. (M) = MEASURED  
(R) = RECORD  
(B.G.) = BELOW GROUND  
(A.G.) = ABOVE GROUND

65P  
LAWRENCE  
2001002055

SHEET 1 OF 2

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817



**Bledsoe Tapp & Riggert, Inc.***Quality Land Surveying and Civil Engineering Services*BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.**LEGAL SURVEY  
A PART OF SEMINARY LOT 65, IN THE CITY OF BLOOMINGTON  
W1/2, SW1/4, SEC. 4, T8N, R1W, MONROE COUNTY, INDIANA  
Job #3274/4047**

A part of Seminary Lot 65 in the City of Bloomington described as follows:

COMMENCING at the Northeast corner of said Seminary Lot 65; thence SOUTH 01 degrees 13 minutes 10 seconds WEST, along the East line of said Seminary lot, 226.19 feet to the point of beginning; thence continuing SOUTH 01 degrees 13 minutes 10 seconds WEST, 187.76 feet; thence NORTH 87 degrees 56 minutes 40 seconds WEST, 141.00 feet; thence NORTH 01 degrees 13 minutes 10 seconds EAST, 189.53 feet; thence SOUTH 87 degrees 13 minutes 32 seconds EAST, 141.03 feet to the point of beginning, containing 0.61 acres, more or less.

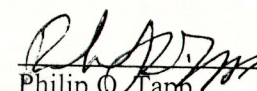
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

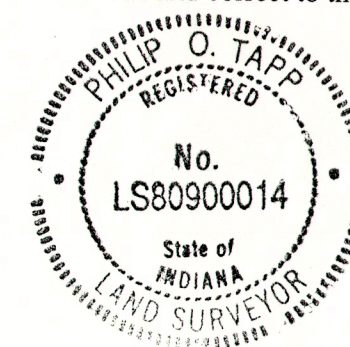
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 17<sup>th</sup> day of June, 2003

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana

**REPORT OF SURVEY**

In accordance with **Title 865, 1-12-1 through 1-12-29** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variances* in the reference monuments;
- Discrepancies* in record descriptions and plats;
- Inconsistencies* in lines of occupation and;
- Random Errors* in Measurement (*Theoretical Uncertainty*);

**The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.**

This survey was performed at the request of Guy Loftman, attorney at law, to perform a legal survey on the Perry Township Trustee office, as recorded in Document #200100058, in the Office of the Recorder of Monroe County, Indiana.

**MONUMENTS FOUND:**

- Northwest corner of subject tract; 5/8-inch rebar with yellow cap stamped "Bledsoe Tapp PC50920004" and shown on survey dated, June 23, 2000, by Bledsoe Tapp & Riggert, Inc.
- Southwest corner of subject tract; railroad spike, as shown on survey dated, June 23, 2000, by Bledsoe Tapp & Riggert, Inc.

**ESTABLISHMENT OF LINES AND CORNERS:**

- Set railroad spikes at the Northeast and Southeast corners of subject tract at record distance and bearings.
- Held the monuments at the Southwest and Northwest corners as good.
- Set MAG nails at 30 foot intervals from Southeast corner along the South line.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *variances* in reference monuments; 0.10 foot in all directions.

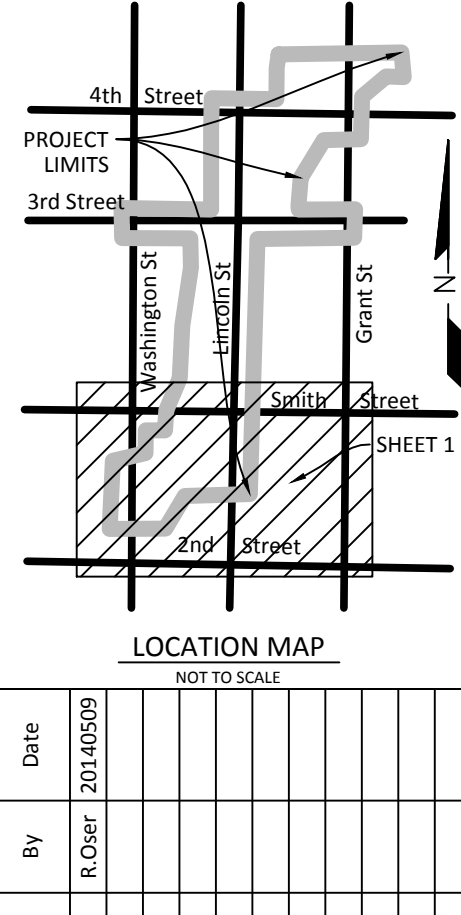
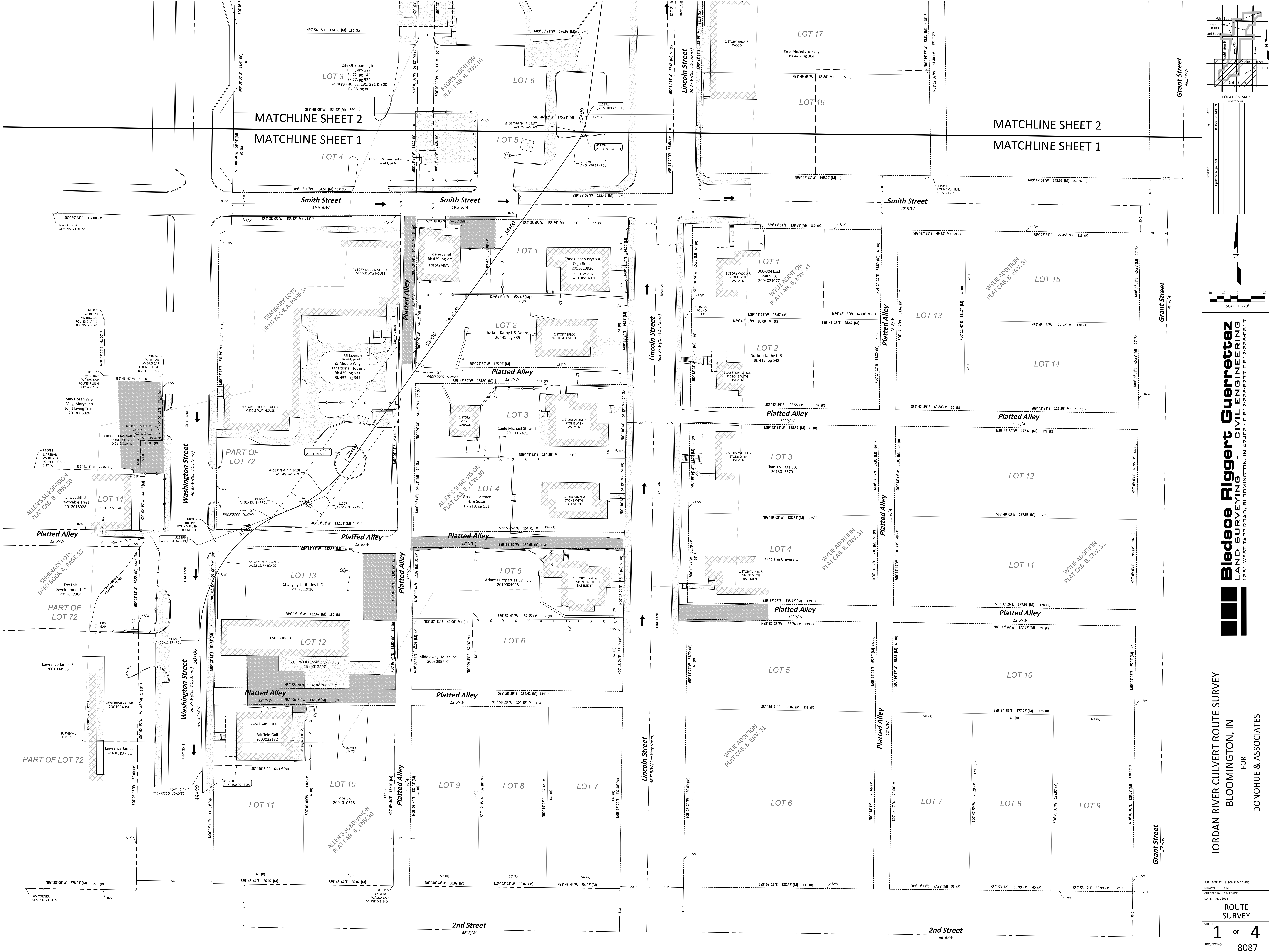
Due to *discrepancies* in the record description; none.

Due to *inconsistencies* on lines of occupation; as shown on survey, shared drives.

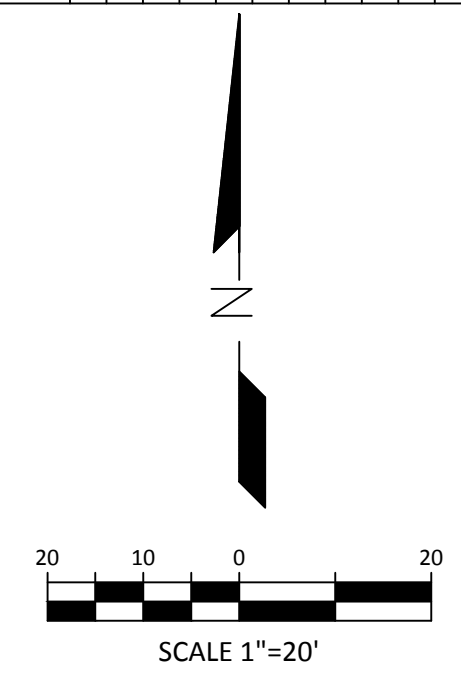
**SHEET 2 OF 2**

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817





Date	2014/05/09
By	R. Oger
Revision	Updated Alignment



**Bledsoe Riggert Guerrettez**  
LAND SURVEYING - CIVIL ENGINEERING  
1351 WEST TAPP ROAD, BLOOMINGTON, IN 47403 • P 812-336-8277 F 812-336-0817

**JORDAN RIVER CULVERT ROUTE SURVEY**  
BLOOMINGTON, IN  
FOR  
DONOHUE & ASSOCIATES

SURVEYED BY: J. LISON & D. KIRKING

DRAWN BY: R. OGER

CHECKED BY: B. BLEDSOE

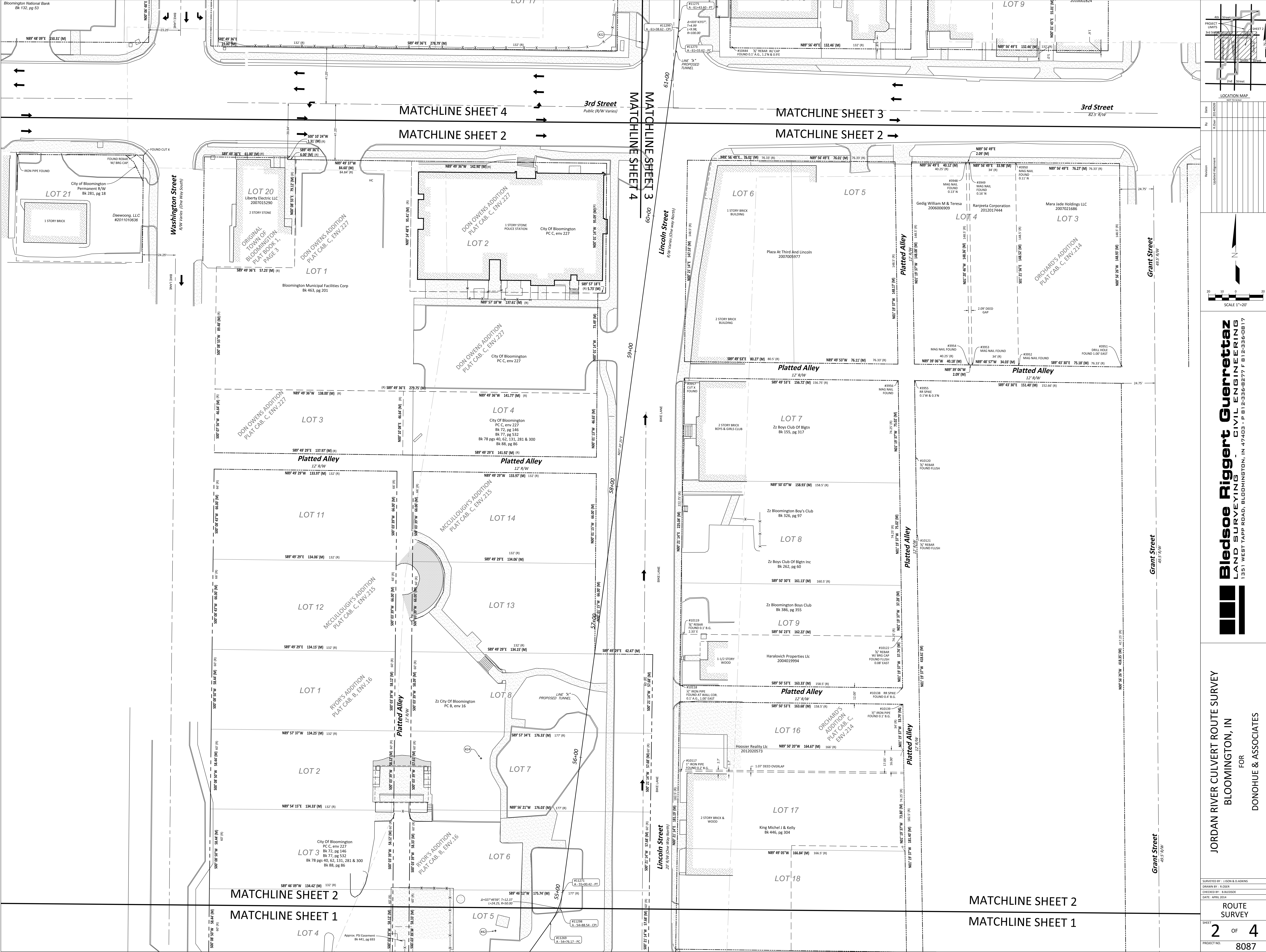
DATE: APRIL 2014

ROUTE SURVEY

SHEET **1** OF **4**

PROJECT NO. **8087**





PROJECT LIMITS  
3rd Street  
2nd Street  
1st Street  
Washington Street  
Lincoln Street  
Grant Street

LOCATION MAP  
NOT TO SCALE

DATE  
2014/05/09

BY  
R. OGER

REVISION  
Updated Alignment

20  
10  
0  
10  
20

SCALE 1"=20'

N

<





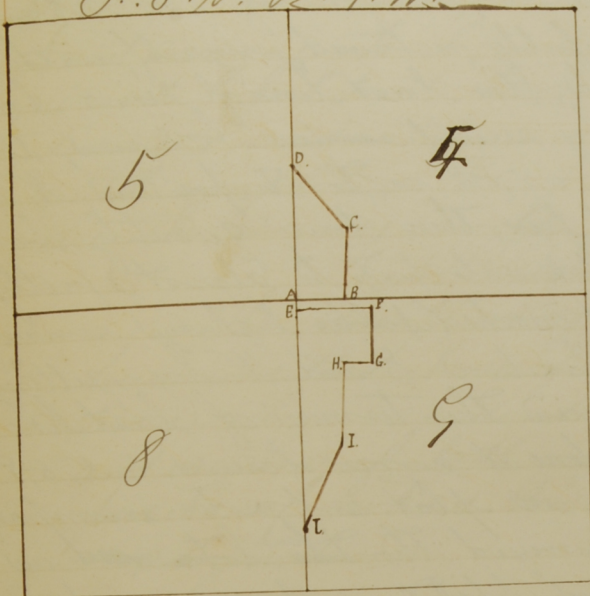






Oct. 10 1887.

T. S. N. R. 1. W.



Pauley et al. Survey.

By order of Monroe Co Board of Commissioners I made the following Survey according to Plat and Field Notes accompanying.

Organized by qualifying P. B. Pauley, Jackson Pope J. W. Garrison and Charley Gamm as flag-men and chain-men Began at estab. corner 6 poles 6 links South of W. 1/2 m. p. of sec. 21 T. S. N. R. 1. W. ran N. to 5th line. While running above described random line I qualified Setton Pauley and Marion Knight & Isaac Henry as chain and flag men.

I then began at S. E. corner of sec. 32 T. S. N. R. 1. W. ran East on random line two miles and 85 poles to estab. corner. Came out 65 l. W. and 30 1/2 l. S. of stone Corrected out stake at terminus of random line run North, thereby locating 5th line. Found terminus of said random line to be 15 links S. of true position. I then

A' cor. of sec. 4, 5, 8, 9 T. S. N. R. 1. W. (Planted stone, Mt. 105) Cor. of stone fence N. 76 1/2 W. 88 l. cut on stone N. 40 E. 19 1/2 l. Corner stone S. 45 1/2 links.

- 150 feet East of "A"
- B' Wilmore { Stone N. 13 1/2 W. 17 l.
- C' 585 ft. N. of "B" { Stone N. 34 W. 11 1/2 l.
- D' 1010 ft. N. of A. { Stone S. 10 l.
- E' 30 " S. " A. { Stone S. 62 E. 14 l.
- F' 220 " S. " E. { Stone N. 47 1/2 E. 13 1/2 l.
- G' 250 " S. " F. { Stone N. 62 E. 12 l.
- H' 70 " W. " G. { Stone N. 10 l.
- I' 350 " S. " H. { Stone S. 7 1/2 l.
- J' Point of intersection of line running from I through a point 455 feet east of A. H. Garrison N. E. corner, being "A" 1140 feet more or less South of "A" Wilmore { Stone N. 27 W. 9 l. N. 26 1/2 l.

Began at estab. corner 20 poles West of N. E. corner of sec. 9 T. S. N. R. 1. W. ran W. one mile, adjourned survey until Wednes. Oct 19. Reconvened on said day. Qualified W. L. Nash, Geo. J. Murren as chain men and Monroe Garmann as flag bearers. Began at terminus of mile line ran West, continued W. one mile to corner of sec. 5, 6, 7, 8. Came out 50 links East of stone and 120 l. South.

Having overwhelming evidence from old land markers Personal evidence, the difference in length of anomalous sec. 5. on East and West lines of 24 poles that the S. E. corner of sec. 4, the S. E. and S. W. corners of sec. 5 did not range in



original survey I did not use the departure of last

described random line in <sup>the</sup> location of the S.E. corner of sec. five (5) but carefully retrained myself with the assistance of W. L. Nash, the East line of sec. 5 from T<sup>h</sup>p line as located by second random line run, thus locating corner of sec's 4, 5, 8, 9 as to its position N. and S. and giving sec's 4 and five their true quantity besides causing the mile and 1/2 mile posts to almost exactly correspond with old land marks (public highways, seminary lots ect.) I secured its position E and W by getting average distance between the termini of last line run.

I then planted stone at corner of sec's 4, 5, 8, 9. T. 8. N. R. 1. W. as given in plat. and note accompanying. I then carefully surveyed the ~~four~~ lots ~~and~~ as described in following notice and platted on preceding page. planting stones only at angular points which are necessary in ~~and~~ fencing said four lots in two bodies of land as platted.

Above Survey was made by authority of County Board in accordance of with following Notice viz:  
By order of the Board of County Commissioners of Monroe County And I hereby Notify John Shryer, Garrison Puckey, James H. Garrison, John W. Garrison and Andrew J. Pope that I will proceed on on Monday Oct. 10, 1887 to run all lines and locate and establish all corners necessary in order to locate the following described real estate viz:  
A part of sec. 9. T. 8. N. R. 1. W. bounded as follows. Commencing 953 1/2 feet South of N.W. corner of said sec. 9. Thence E. 45.8 ft. thence in a S.W. course to a point on said sec line 1140 ft S. of said N.W. corner. of said sec. 9. Thence N. 156 1/2 ft to place of beginning.  
Also a part of sec. 4 T. 8. N. R. 1. W. Commencing at S.W. corner of said sec. 4. Thence E. 150 ft. Thence N. 58.5 ft thence in a N.W. course to a point 1010 ft. N. of S.W. corner of said sec. 4. Thence S. 1010 ft to place of beginning.  
Also a part of sec. 9. T. 8. N. R. 1. W. described as follows viz: Commencing 591 ft. S. of N.W. cor. of sec. 9. T. 8. N. R. 1. W. Thence E. 150 ft. Thence S. 39 ft. Thence in a S.W. course to a point 45.8 ft immediately east of a point 988 1/2 ft S. of N.W. cor. of said sec 9. Thence ~~N~~ W 45.8 ft, Thence N 988 1/2 ft to place of beginning. Also a part of sec. 9. T. 8. N. R. 1. W. described as follows viz. Commencing at a point 30 ft S. of N.W. corner of said sec. 9. running thence E. 220 ft. Thence S. 250 ft Thence W. 70 ft. Thence S. 811 ft to E. line of land



of P. B. Pauley Thence N. on said line 150

ft. Thence N. 581 ft. to place of beginning.  
Said survey to begin at 10 A. M. of said day at  
nearest legal point on or near boundary line of above  
described real estate, and continue from day to day  
until completed. Be present at said time and place  
else the survey will proceed in your absence  
J. H. Dillman Monroe Co. Surveyor.

The descriptions of the last two lots having  
been omitted from foregoing notice at time of  
service by accident. We the undersigned grantor  
and owners of land adjoining hereby agree to waive  
process of notice. In witness whereof we attach our  
signatures

P. B. Pauley

J. W. Garrison

A. G. Pope.

I hereby certify that the foregoing record  
of survey and plat thereof with copy of above  
agreement to waive process of notice also the copy  
of said notice to be true  
J. H. Dillman M.C.S.